

Houses & Plans

1950



Look
inside for
Low, Wide and Handsome
A Bit of Old New Orleans
Hospitality House
Ranch House Deluxe
Turn-About House
Low Eaves-High Style
California Colonial
et.

55 new homes,
construction-tested,
for today's trend
toward the ranch house
and ease of living,
by **Herman H. York, R. A.**

Working drawings
for all houses
are available

KNOW-HOW
★ 50c ★
BOOKS
ICD



Houses and Plans, 1950

by Herman H. York, R.A.

So many of the houses shown in this book have been built and are being lived in, that you can be sure that there is a "construction-tested" plan included, just made for you. The lovely home pictured above, for instance, is one of many built from the plan described on page 46. This ranch house is no longer a picture of a dream, but a practical house, like so many others, built from the plans of a practical architect for the most in living, today and always.

HOUSES AND PLANS, 1950, by Herman H. York. A Know-How Book published by Archway Press, Inc., 41 W. 47 St., New York 19, New York. Photos by Richard Averill Smith. Copyright 1950 by Herman H. York. Printed in the United States of America.

About the Architect

Herman H. York, R. A., brings to the field of small home design the experience and practical knowledge of over 20 years of architecture in the New York and Chicago areas.

Mr. York's houses have been acclaimed by enthusiastic builders and owners in every state from Maine to California. Economy and practicality are the keynotes of his work, but there is no dearth of the little touches of charm which "makes a house a home."

Tens of thousands of people have visited and approved the model homes which he has designed, and annually, over \$50,000,000 worth of houses are being built from his plans.

A member of the Long Island Home Builders Institute and the National Association of Home Builders, Mr. York has contributed house designs to many leading national magazines and newspapers.





For further information about the drawing board version of this "dream house" and the photograph showing it as built, see also *page 26*.



Contents

The plans in this book are arranged, more or less, by size, with houses for family incomes up to \$5,000 beginning on page 4; houses for family incomes of \$5-10,000 beginning on page 20; and houses for family incomes above \$10,000 starting on page 50.

The house you need, and how to find it 2
 How to make a house *your* Home 31
 Year 'Round Vacation House 62

One-Bedroom House 4

Two-Bedroom Houses

5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 35, 38, 39, 40, 42, 44, 46, 48, 49, 50, 51, 55, 56, 60, 62

Three-Bedroom Houses

8, 15, 19, 20, 22, 30, 35, 36, 37, 38, 39, 40, 43, 45, 50, 51, 52, 53, 54, 55, 56, 59, 60

Four-Bedroom Houses

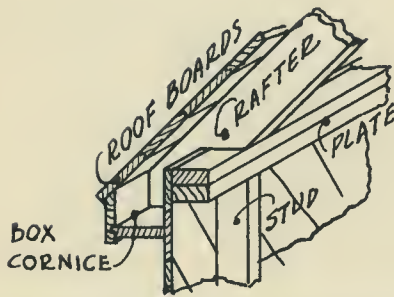
5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20, 24, 25, 26, 27, 28, 29, 36, 44, 46, 48, 49, 54, 56, 58

Five-Bedroom Houses

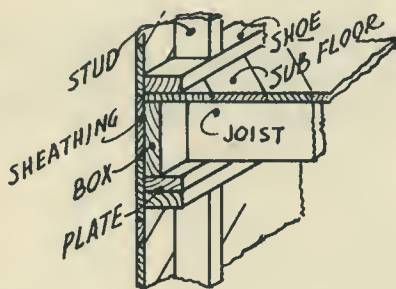
40, 45, 56, 58, 59

(Expandable Houses may be found under several headings)

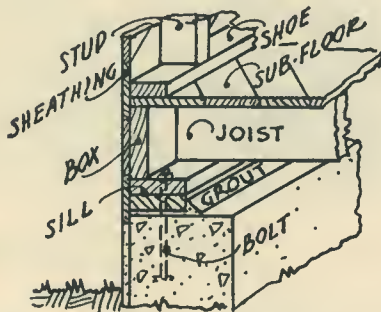
How to find the House you need



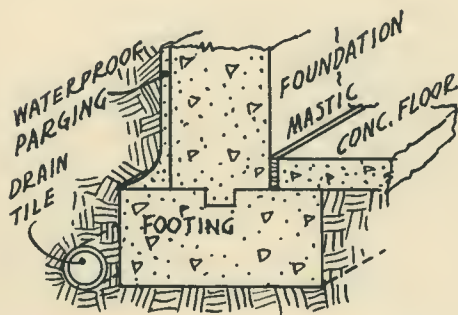
Construction of cornice, showing roof and wall



Second floor framing for a two story house



First floor framing for a frame house



Foundation, showing foundation floor construction

Whether you hope someday to move from a crowded apartment to a home of your own, or to exchange your rented house for the home you've always dreamed of owning, you will stand a greater chance of getting just what you want if you plan ahead. Right now, building a house may be your most popular family discussion, and that's as it should be, for it is probably the most exciting adventure in family cooperation that you can have. Also, it is likely to be the largest and most important expenditure in a lifetime. Careful consideration before you build or buy will save you time and money.

A house should be bought with an eye to your family's future needs, as well as today's. You may want a house that grows with your family, one with an expandable attic where additional bedrooms and bath can be finished. This will provide extra storage space, too. On the other hand, your dream may be of a true ranch house—no steps to climb and all rooms on one floor. With this kind of house, one of the smaller bedrooms can be turned into a library-study dad needs, after the children grow up and are away at school. Look ahead when you plan your home. Luxury features you must get along without today can be yours over the years if planned for beforehand.

Unless you are lucky enough to have the proper technical knowledge, building a house will require outside help. But first, get a good idea of what you want before you look for your help. How many bedrooms do you need? Do you want a dining room or will a dining alcove do? Will a basement or utility room serve you best?

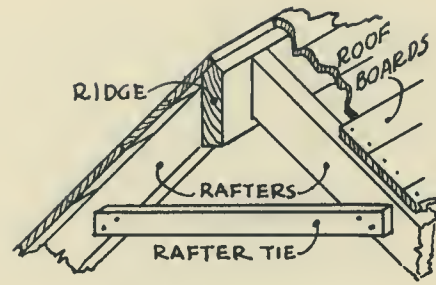
The house style is important, too. Will it be a ranch house for step-saving or a full two stories for privacy upstairs and down? How would a Colonial house look on your street? The neighborhood must be considered, and, in fact, there are usually zoning laws that your builder can tell you about beforehand.

Houses that have been built, model homes, your friends' places, and pictures and renderings such as these, will help you crystallize your ideas. Examine carefully the plans shown. Make yourself familiar with the various symbols which architects use, so that you can read the blueprint and literally "walk" through the house on paper. You will soon have a good idea of your requirements.

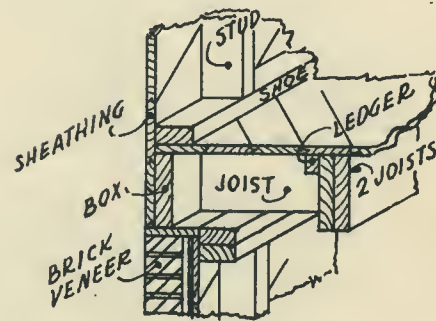
To give you a basis for computing the approximate cost of each house described in this book (building conditions vary so much according to locality) the plans are arranged by family income groups. The cost of the house is roughly estimated at $2\frac{1}{2}$ times the family annual income used as a heading at the beginning of each section.

Because the construction-tested houses in this book have all proven so popular, you may find here the house which you feel best exemplifies your dream. Of course, very few renderings will completely fit your individual requirements, and minor changes are often necessary to tailor the house to you. Where photographs are used in the book, you can see how certain changes from the renderings give these houses the stamp of the family that now lives in each.

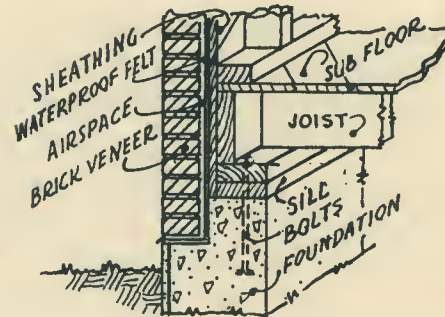
When you have chosen the plan you want, there are several ways in which you can bring it to a reality. If money is no object, you can have an architect make up working drawings, using the floor plan and rendering you like best, as a guide. But because surveys indicate that most people build on a budget today, we have prepared planning kits, including detailed working drawings for each house. (*Use the coupon on page 63.*) With this material, your experts—architect, builder, or contractor—can estimate the cost in your locality of building any house you want. They will furnish you with costs and give you on-the-spot suggestions that will help adapt your house to your property. These kits are complete, enabling you to start the work without any expensive delays. Individual, yet economical, they are custom-made, helping you to build sensibly, the way America builds today.



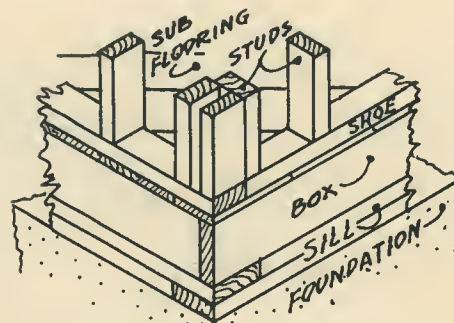
Roof construction



Second floor framing condition for brick veneer first floor and frame second floor



Foundation, showing floor frame condition for brick veneer construction



Outside view of box frame and corner studs

FOR INCOMES UP TO \$5,000



Minimum Cottage for Maximum Living

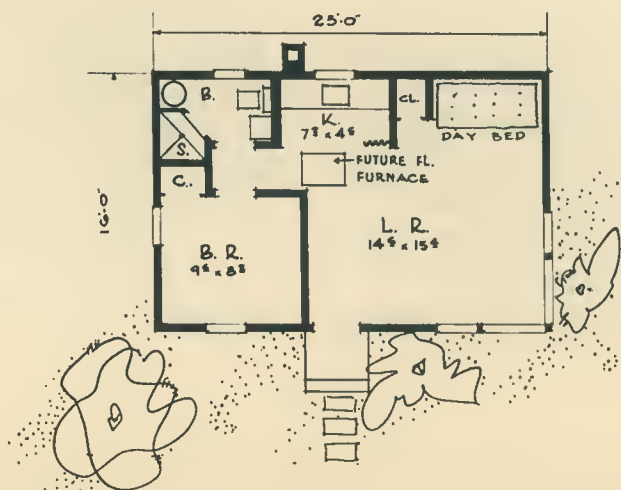
This neat, three-room cottage would make the perfect weekend hideaway for city folk, or, for a country-loving young couple, it offers a perpetual vacation from household drudgery. The future floor furnace, indicated outside the efficiency kitchen, will adapt the house for year 'round occupancy, and will be economical to install.

Sunlight and country air are welcome in the comfortable living room, with its wide corner windows. There's country hospitality here, too, a day

bed planned in the alcove and an extra closet for the weekend guest. The kitchen is a practical housewife's dream of cozy, sunny efficiency, and like the rest of the house, so easy to care for. There is cross ventilation in the bedroom, and what fun it will be to plan your space-budgeted decor for this pretty room. The latticed overhang will be covered with vines forming a "living awning" to shield the living room window.

Square feet: 400

4





Compact and Complete for Living

For the small family with "great expectations", this spic 'n span, white brick, stucco and clapboard house is a dream come true. Two bedrooms now, and two to come in the expansion attic solve the sleeping problem, but not at the expense of any other good living feature.

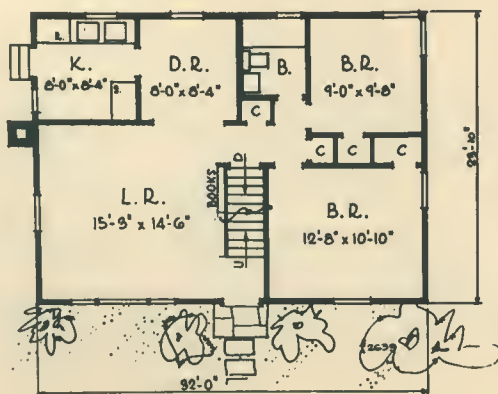
The kitchen, with its own back entrance, opens into a pretty dining area, big enough for hospitable entertaining. Through the archway after dinner, the living room is spacious and inviting with

its floor-to-ceiling windows overlooking the front lawn. Small panes bring this luxury feature well within reach of the average pocketbook. Built-in bookshelves at the stairs add another decorator touch of homey charm.

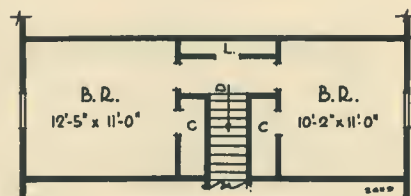
In the evening, soft lamplight over the window-box spreads the radiance of good living from within this hospitable home.

Square feet: 763

5



FIRST FLOOR



SECOND FLOOR



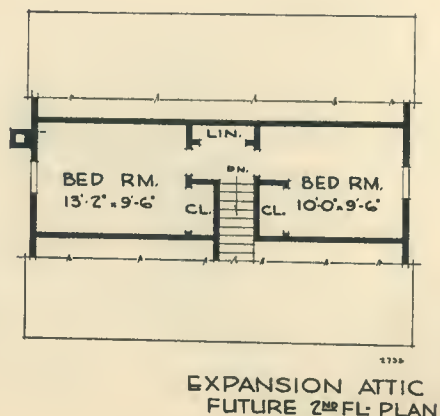
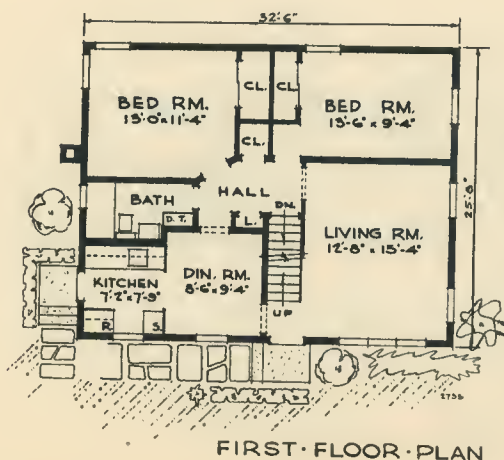
Plenty of Room Inside

This attractive white frame house, shaded at the front by the low sweep of the overhanging eaves, is much larger than its exterior might indicate. Even before two additional bedrooms and a spacious linen closet are added to the expansion attic, there are two comfortable bedrooms, each boasting cross ventilation, and each with a wide closet with sliding doors. The bathroom, off the core hall, has a dressing table built-in, so that it can serve as a powder room.

The full view window in the living room overlooks the front lawn, as do the dining room and kitchen windows, screened by a long flower box. The kitchen itself is small but beautifully compact, and has its own entryway for service convenience. For economy's sake, both kitchen and bathroom use the same plumbing line. Here is a house for a small family who want much more than a four-sided box when they plan a home.

Square feet: 835

6





Squared off for Economy

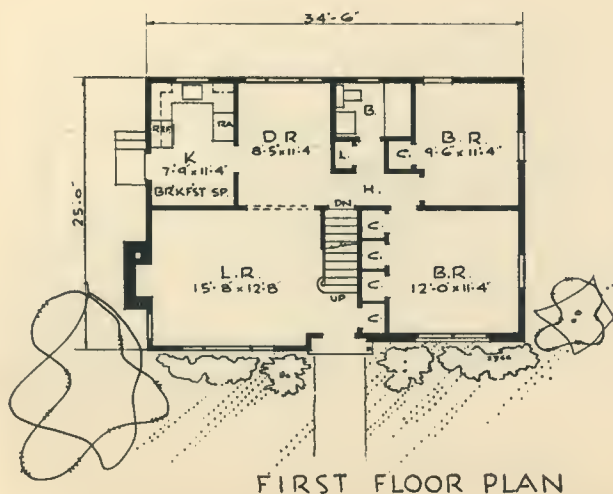
From the charming, covered entranceway to the U-shaped efficiency kitchen, this house was designed for maximum practicality at a minimum of expense. Just inside the front door is a coat closet, and the graceful stairway to the future second floor gives the area around the entrance the aspect of a welcoming hall.

Although there is space for breakfasting in the kitchen, family dinners can be conveniently served in the window-framed dining ell, separated from

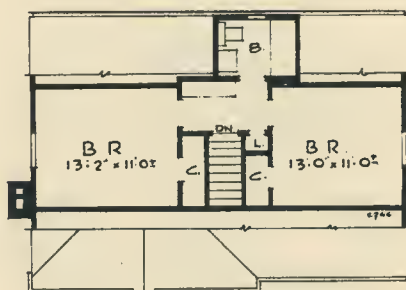
the living room by an arch. A tiny hall leads to two bedrooms and bath on the first floor, each bedroom with cross ventilation. An expansion attic makes this house doubly practical for a budget-minded family. And as for closets, there are three in the master bedroom and nine in the house as a whole. Every square inch of this smart little house has been utilized for charm and economy.

Square feet: 843

7



FIRST FLOOR PLAN



FUTURE 2ND FLOOR



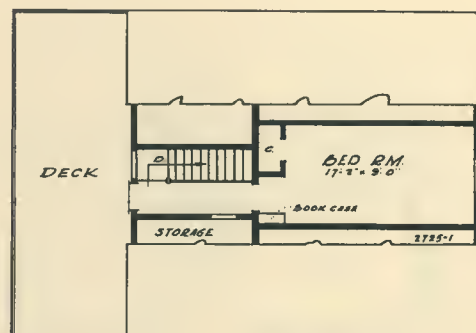
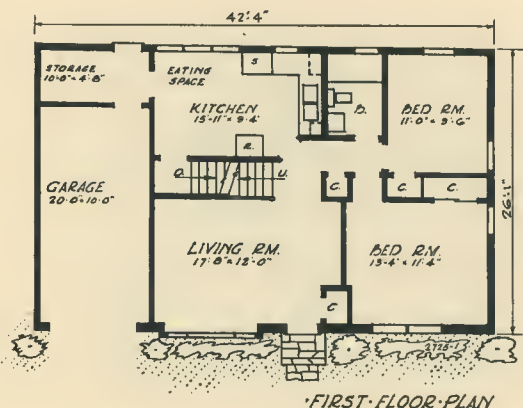
Traditional with a Modern Air

The pleasant contrast of white trim, red brick and wide glass panes gives this four-room house the clean, modern look so popular today, while accenting its traditional charm. Its very compactness, gained through the rectangular plan, makes it economical to build, and to heat. The storage room in the garage, entered from the kitchen, is a boon to father for his tools, garden equipment, fishing rods, etc. The eating space beneath the sunny kitchen window is a favorite meeting place.

Wide panes in the living room window make it bright and airy by day, and at night, soft light filters through drawn curtains. Both bedrooms have cross ventilation and good closets, and as the family grows, the large bedroom on the second floor, which is planned with built-in book case, can be added, and, of course, the sundeck above the garage for happy summer hours.

Square feet: 835

8





Adaptable to your "Views"

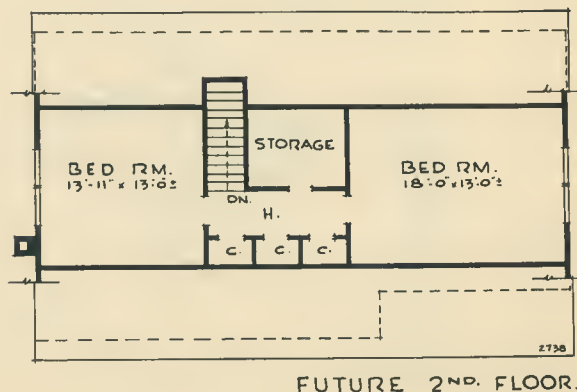
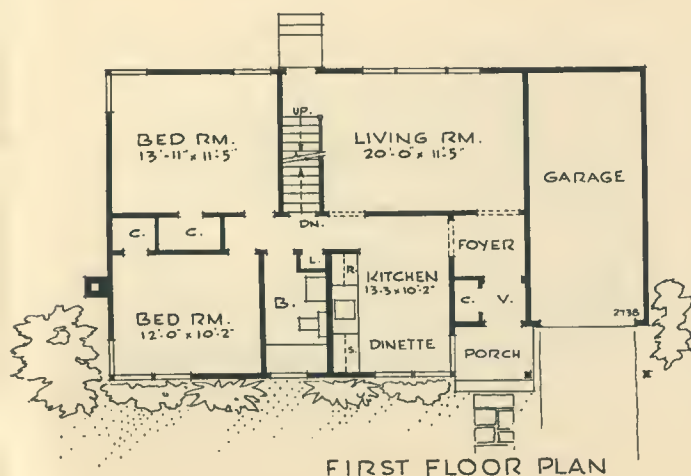
Here is a delightful little house for a young couple, one that can be turned about to take advantage of the best exposure for the living room picture window. Tested and built in many localities, it has proven popular because either the "front" or the "back" can face the street. As shown, there is a tantalizing glimpse of the living room from the front vestibule, giving a sense of space unusual for a house as small as this. The kitchen is next to the foyer for convenience in

answering the front door, and the bedrooms are segregated for privacy at the opposite end.

The garage here isn't merely attached, it's a part of the house, its entrance sheltered, too, by the roof overhang, making a covered passage to the front door. Turned about, this plan is a little more conventional, but equally attractive with the living room at the front.

Square feet: 838 (excluding garage)

9





Hospitality House

For a four-room house, this California adaptation of the Cape Cod cottage offers a maximum of entertaining space. A small, angled wall shields the kitchen from the living room, but the kitchen, dining room and living room flow into each other, making one unit of this 25' expanse.

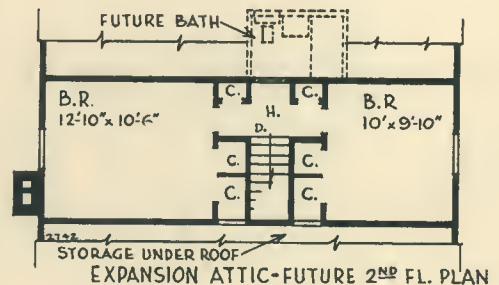
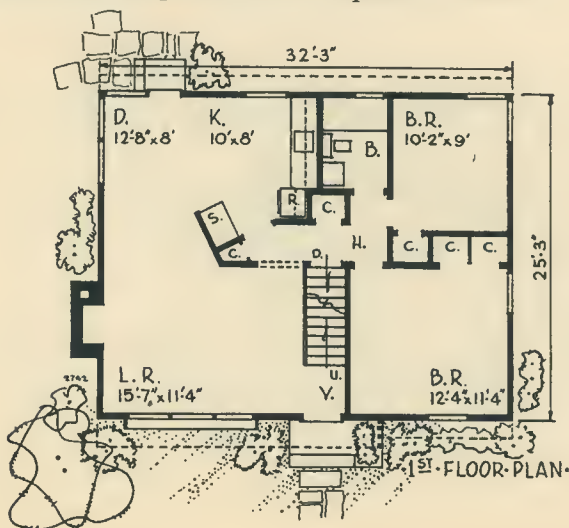
The focal point is the large fireplace around which many a happy party will gather. Two large bedrooms and bath on the ground floor serve present needs, while upstairs there is space for two ad-

ditional bedrooms and a bath, under the gabled roof at the front.

Floor to ceiling windows in the dining corner add graciousness and help to bring the outdoors in. Delightful touches outside give this house a lived-in look. Among them are the terraced chimney with overhanging vines, and the living room window box, framed with a scalloped exterior.

Square feet: 815

10





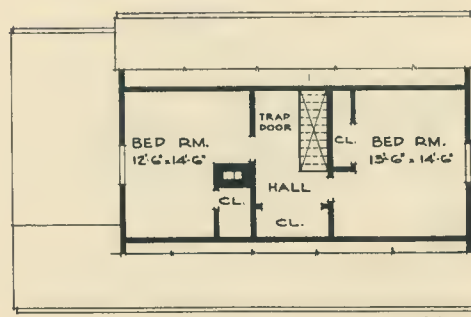
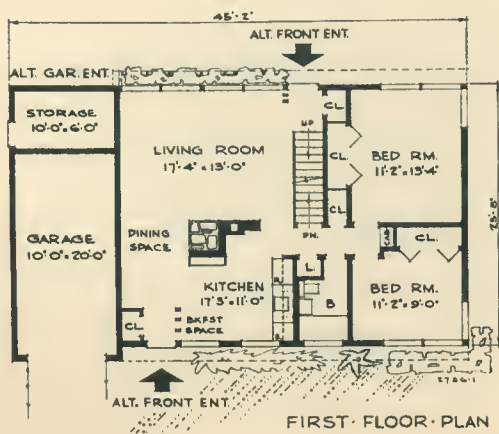
“Turnabout” House

It's a rare house that can be turned on its plot so that its back door becomes its front door and vice versa. Depending on the exposure you like best, the kitchen or the living room can be at the front. Both entrances are screened, using vertical space poles separated by opaque glass, and there is an entry closet convenient for each door. As a matter of fact, there are spacious closets (and an extra storage room in the garage) throughout this garden house.

An old-fashioned, two-way fireplace, with a hearth in living room and dining space, separates the areas. Each of the present bedrooms has bright, corner windows, and the living room window wall is banked by greenery outside. As the family grows, the upstairs can furnish two additional bedrooms. This house makes the most of modern planning, so popular today with families whose eyes are on tomorrow.

Square feet 898 (excluding garage)

11





Pretty Planning

Pretty, indeed, is this four-room house (with two to come in the expansion attic), but practical, too. Economy features include back-to-back plumbing for bathroom and kitchen. A cluster of closets, each one extra-sized, divides the two bedrooms on the first floor, with a coat closet and linen closet in the hall.

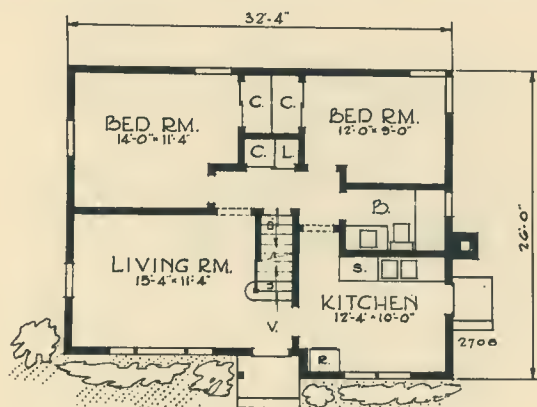
This house has a thoroughly modern plan, with the kitchen at the front, so that Mother can watch the youngsters at play in the front yard, and

save steps in answering the front door bell. The picture window in the comfortable living room would be a good spot for the family dining table.

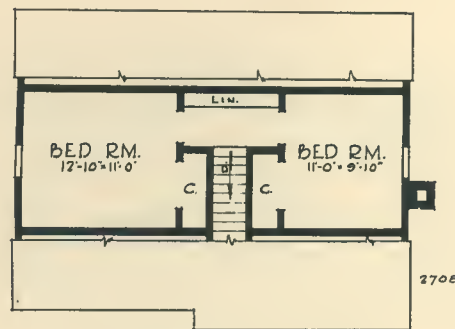
The storage space under the eaves helps this house maintain its trim look, inside and out. When the upstairs is completed, there will be an extra linen closet, as well as tremendous bedroom closets, a bonus for a larger family.

Square feet: 801

12



FIRST FLOOR PLAN



EXPANSION ATTIC
FUTURE 2ND FLOOR



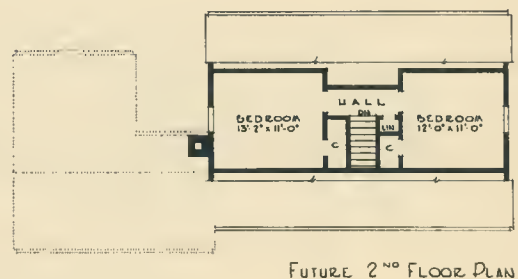
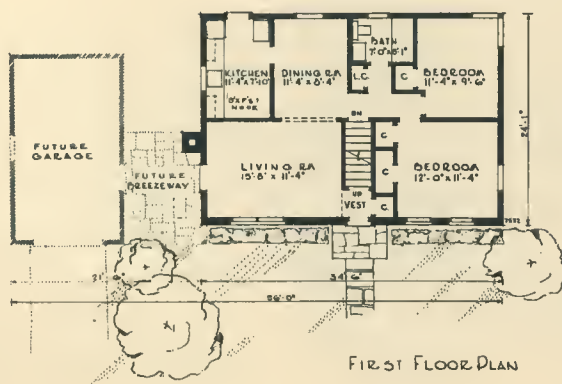
Compact Cottage with a Future

There'll be two bedrooms upstairs some day, and a garage and connecting breezeway have been planned, but there isn't a thing missing for plenty of good living right now for a small family. There is cross ventilation in every room, lots of closet space, and even a small vestibule before you enter the comfortable living room. Note the use of stock-sized windows, placed side by side and outlined by attractive shutters, to give the effect of a picture window in the living room.

The efficiency kitchen has breakfast space, and opens into the dining room for more formal meals. This popular house has been squared off for economy, and the plan is based on minimum waste of standard lengths of lumber, but who'd ever guess it from the attractive exterior of brick, stucco and shingle, all painted white? And what a delightful picture it makes!

Square feet: 831

13





Low cost Individuality

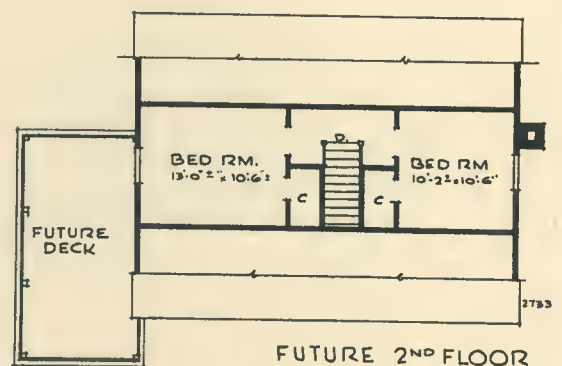
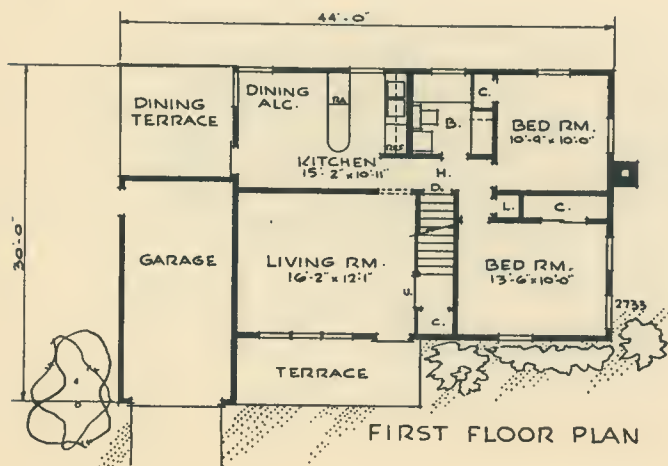
Every feature in this compact and thoroughly delightful $4\frac{1}{2}$ -room house has been planned for the best in comfort and convenience for the owners, and they are all features found only in luxury homes. The unusual front door is protected by the deep roof overhang, and at the side, under the wide-paned living room window, there is a front terrace, screened for privacy by the garage wall and white board fence. There'll be a sun deck over

the garage when the expansion attic is completed (and two more bedrooms, of course).

The wall space in the living room makes decorating easy and economical. Opening from this comfortable room is the kitchen, where rounded cabinets separate the work area from the dining alcove, brightened by corner windows, and there is a dining terrace for outdoor entertaining.

Square feet: 816 (excluding garage)

14





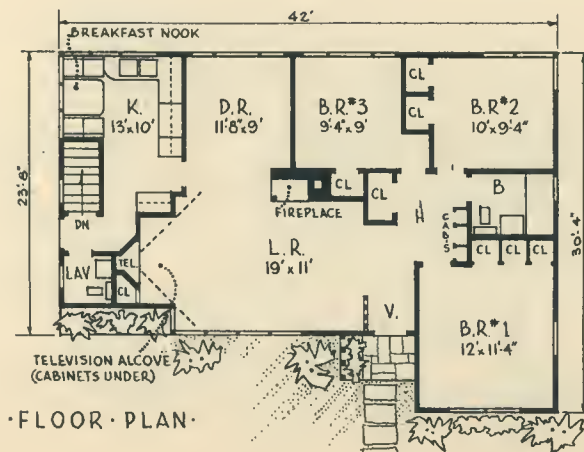
Ranch House tuned to Television

The attractive, low lines of this three-bedroom ranch house, in brick, stone and shingle, make it adaptable for any locality, a truly modern design in this traditional setting. The focal point of the living room is the television alcove, with cabinets under, placed for maximum viewing comfort. An unusual touch here is the fireplace, which opens to both living and dining sides, and will not interfere with entertaining arrangements. Wide-window areas bring outdoors in.

There are eight closets (three in the master bedroom) and a row of built-in cabinets in the bedroom hall for better than adequate storage.

The service wing: lavatory, cellar stairs and kitchen, with sunny windows over breakfast nook and work areas, is reached by a back door and vestibule, insuring privacy to the rest of the house. Company days, and every day, living here is fun.

Square feet: 1,059





Low Lines and a Garden View

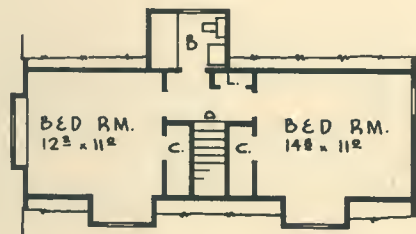
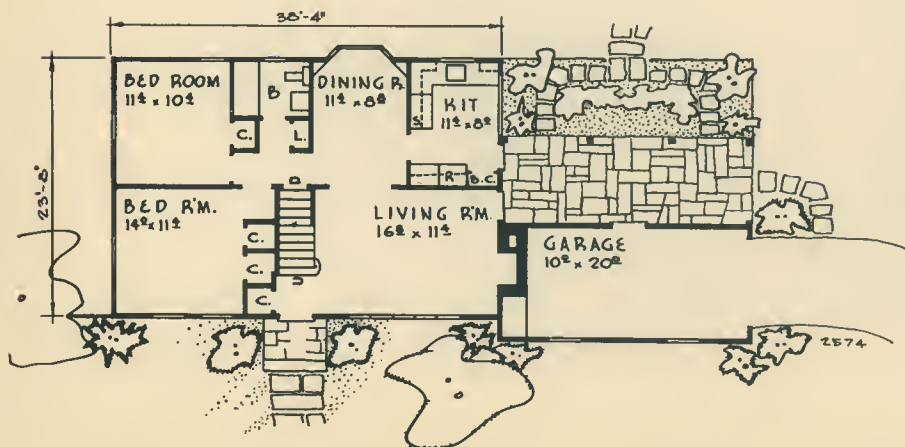
This story-and-a-half house, adapted from Pennsylvania Dutch tradition, has many of the best elements of ranch house living. The low garage wing adds to the visual length of the house, and in the ell thus formed, there is a terrace garden. At one end of the living room, is an interesting stairway to the expansion attic, with white panelled woodwork extending from the steps to the floor. A window bay in the dining room overlooking the back garden, with open corner cabinets, makes this

room one of the very pleasantest in this house.

All the bedrooms, present and future, have cross ventilation, and you'll want to complete the upstairs two for the charming dormer alcoves in each. There are large closets planned, and another bathroom. The outside combines brick and wood shingle with the good taste and charm which our ancestors understood so well.

Square feet: 908 (excluding garage and porch)

16





*2505

Nice to come home to

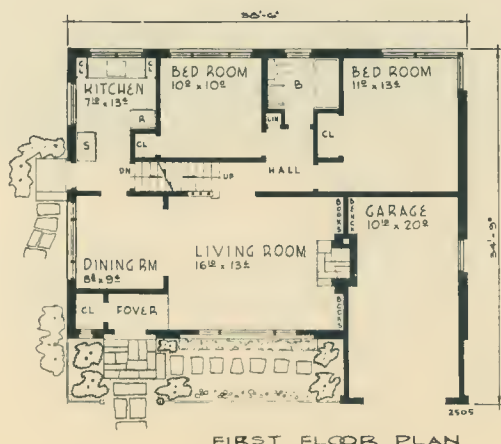
The white-fenced garden and the Colonial lamp post add an air of belonging to the harmony of brick and shingles on the exterior of this house. The living room has cheery warmth, with a picture window and a flagstone fireplace with bookshelves on either side. This room is even larger than it looks with a vista through the dining room windows, seen from the open arch.

Closet space has been well planned here, and the future second floor will add plenty of storage

as well as a bedroom-dressing room suite. But there are two bedrooms now, with a bath between, each with wide window expanses, sunny by day, and airy at night. The kitchen is a marvel of bright, compact efficiency, and there is a back entry convenient to the cellar stairs. The sunlight through the many windows adds to the feeling of warmth and happy living here.

Square feet: 936 (excluding garage)

17



FIRST FLOOR PLAN



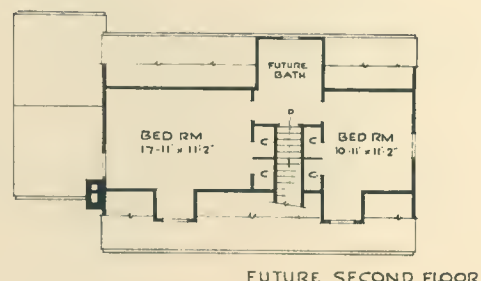
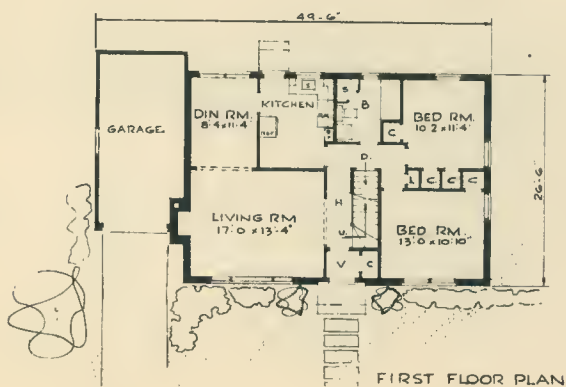
That "Lived-in" Look

Growing families will love an informal house like this one. It is economical to build and yet has ample room for second floor expansion when there is need for two extra bedrooms and a bath. Both baths will use the same plumbing line, so that it should not cost too much to have the pipes extended to the second floor. This may be done when the house is built. The plan is a popular one, tested and built in many sections of the country, for it fits in with the American way of living.

There are some luxury touches added: a vestibule complete with coat closet, an interesting downstairs landing, and a hall with direct access to kitchen, bedrooms and lavatory bathroom. The ell of the dining room adds length to the living room, where a cheerful fireplace dominates one wall. This is a home easy to take care of, and one where children are welcome.

Square feet: 967 (excluding garage)

18



And from the photograph below, you can see what this house looks like now that it's really "lived in". The owners-to-be fell in love with the original plan and rendering, but because their lot was too narrow, they had their own experts redraw it to fit, and this is the result. The dining room now has two exposures, one of them the bow window, so plainly seen in the photograph, the other opening on the breezeway. Furthermore, a corner picture window was added to the front bedroom.

The size of the lot made it necessary to move

the garage to the back, and it's attached to the house now by a breezeway.

The exterior feeling of these two houses is very much the same, although the materials vary—brick and siding painted white in the rendering, and red brick with stained shingles and fieldstone in the photograph. The use of materials available locally can sometimes save money, with no sacrifice in charm. The landscaping is not yet completed, but it's easy to imagine the bright geraniums in the window boxes at the front, and flowering shrubs added to the greens just beginning.



This shows how the house opposite, with a few changes, was adapted to a corner plot without loss of its distinctive homelike quality.

FOR INCOMES OF \$5-10,000



Low eaves - High style

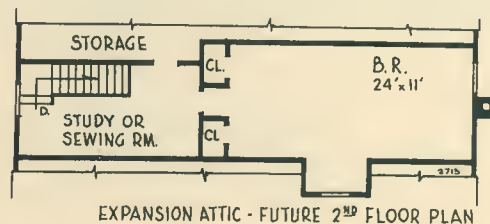
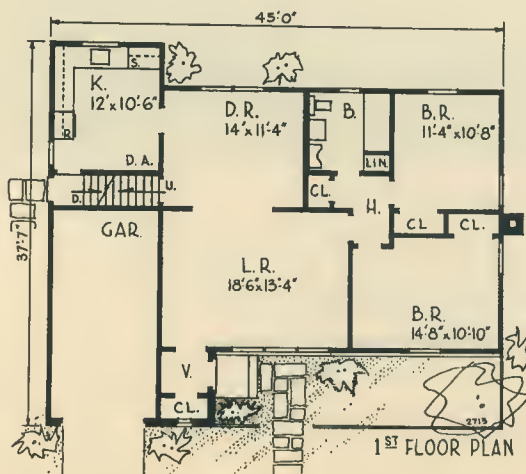
Low, hug-the-ground lines, accented by a white-painted picket fence, give this five-room house an air of "belonging" in any suburban community. The coat closet, off the front vestibule, has a tiny window, screened from the street by potted plants, and there is another row outside the scalloped-framed bedroom window. The bedroom hall has been reduced to a minimum, so that the other rooms may be as large as possible. Upstairs, there

is space for a sewing room and bedroom that can be added later, with ample space for storage under the eaves. The bathroom is large enough for a linen closet and a built-in dressing table.

All bedrooms have cross-ventilation, a feature that adds much to the livability of this pleasant home. The off-center dormer upstairs balances well with the garage wing.

Square feet: 1,052

20





Corner hearth – Corner windows

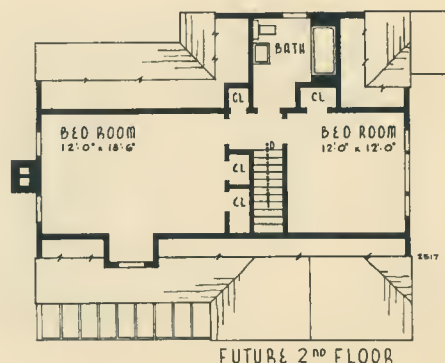
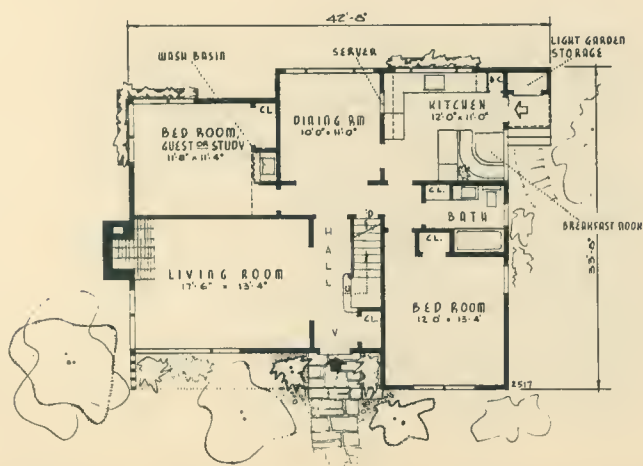
Though the present trend is to the one-story house, a second floor has the advantages of privacy and more living area per dollar spent. This house has a future second floor, like many illustrated here, which can be finished off at minimum cost to add two bedrooms and bath and release one of the downstairs bedrooms for a guest room, study, or even an office. The living room off the long, center hall, is most unusual. It has a wide, off-center fireplace, with a brick-paved hearth extending out

into the room. Furniture grouping is easy here, due to this arrangement and the corner windows.

On the service porch, outside the kitchen, there is a convenient storage closet for garden tools and rainy weather wear. A built-in breakfast nook in the kitchen supplements the full-sized, windowed dining room, and there's a pass-through server, too, for convenience and step saving.

Square feet: 1,151

21





Pretty as a Picture

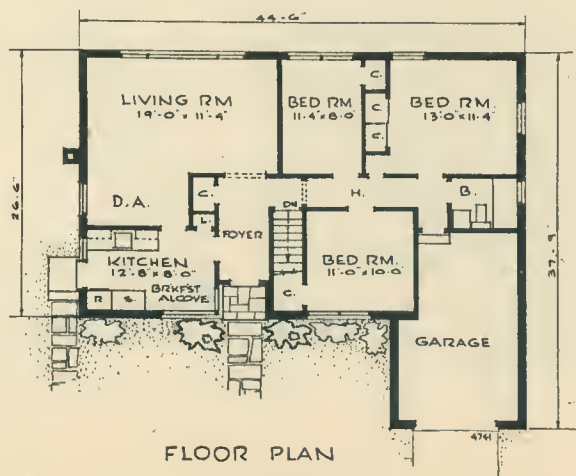
The outdoors blends wonderfully with the interior of this charming, low, brick and shingle ranch house. Every one of the five-and-a-half rooms has wide windows, and picture windows are featured in the living room, back and front bedrooms, and above the breakfast alcove. The kitchen at the front enjoys the fenced garden, and saves steps for Mother to the front door. At the rear, the living room is completely private, and makes the most of a "picture" view. The roof overhang shelters the

front door, and in bad weather, there's an entrance into the bedroom hall right from the garage. And the bathroom is right there for a wash-up after tinkering with the car.

There are lots of closets for each of the three bedrooms, and extra coat and linen closets to boot, off the front foyer. A stairway leads to the full basement, planned for playtime future.

Square feet: 1,092 (excluding garage)

22





One-level Living

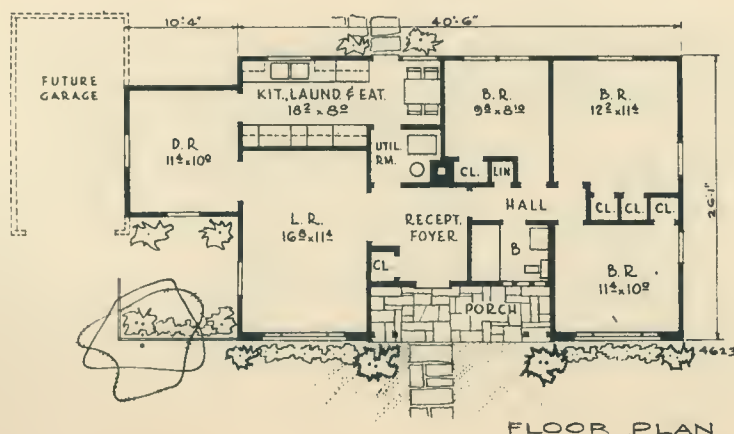
Part of the charm of this six-room ranch house is derived from the low, easy look of hospitality it presents from the outside. White shingles and fieldstone are pleasantly accented by the bright note of flower boxes at the living room and front bedroom windows. The U-shaped plan allows for the wide flagstone porch, from which you enter the large reception foyer, large enough for chairs and a hall table. There are no steps to climb here, for the utility room opening into the kitchen takes

the place of a cellar, and the L-shaped bedroom wing is easily accessible from its own hall.

The living room and dining room are good-sized and well ventilated. The kitchen is a marvel of efficient planning, with washing machine and dryer right in the aisle-shaped work area, for extra counter top space. Good living is made easier here, with work and expense kept to a minimum.

Square feet: 1,093

23





Center Hall for gracious Living

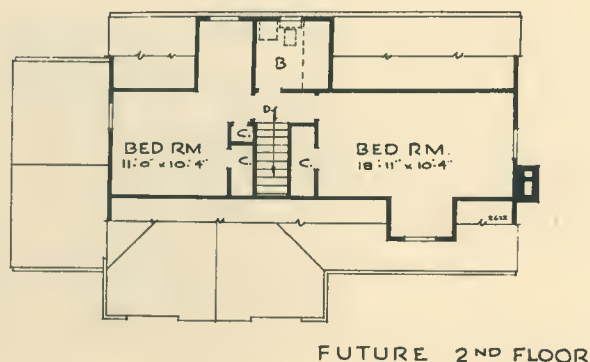
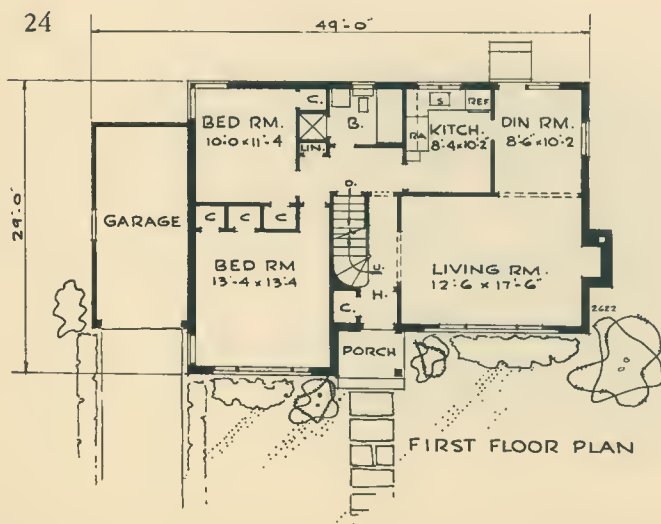
One of the conversation pieces of this livable ranch house is the curving stairway leading to the expansion attic from the center hall. This hall goes through to the small bedroom hall at the back, and connects the kitchen with the front door (a step-saver for the busy housewife).

The fireplace is the focal point of the living room, with the dining ell to one side, and a large picture window to the other. Sliding doors make the dining area into a separate room, and a similar fea-

ture closes the living room from the front hall.

The two downstairs bedrooms share a bath, which has both shower and bathtub. There is a door from the dining room to the rear of the property, where a flagstone terrace, under a striped awning, will be added to provide outdoor eating space. The entrance, protected by the overhang of the front gable, is welcome in bad weather.

Square feet: 1,048 (excluding garage)





Storybook Stairway

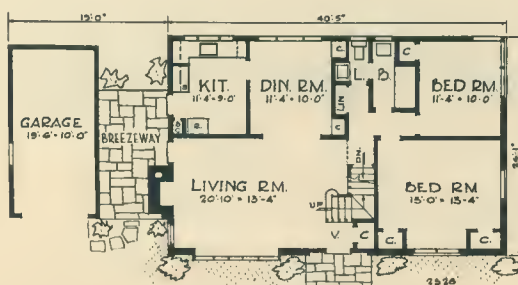
Outside, this story-and-a-half house gives a feeling of breadth and spacious charm, and across the threshold, this is echoed by the stairway with its angled landing, reminiscent of olden days. But there's nothing old fashioned about the plan here. Take the split bathroom, for example, with a lavatory unit and enclosed bath unit, each with a window, to speed family routine in the mornings. Picture windows in living and dining rooms fill this L-shaped area with light and air. The kitchen is

bright, too, and opens out to the breezeway for outdoor picnics right at home.

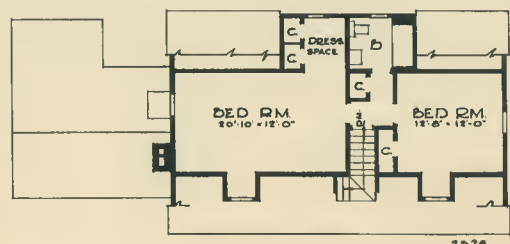
There are large window areas in the two bedrooms on the ground floor, and there'll be charming dormers in the spacious bedrooms to be finished on the second floor. The window in the future dressing room will give the master bedroom three exposures, and there's a second bath and lots of closets up that wonderful stairway.

Square feet: 1,056 (excluding garage)

25



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Sun-filled Dining Room

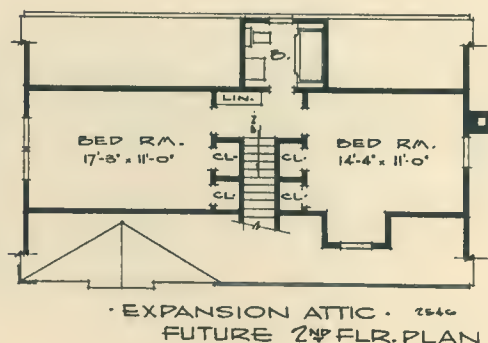
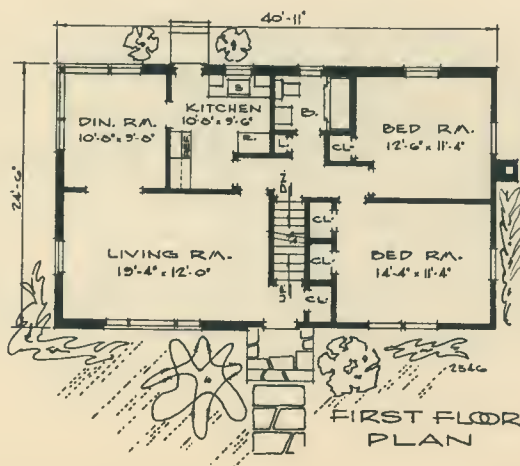
Dignity is the keynote of this two-bedroom house, with its fieldstone and white shingle exterior. Note how effectively the dormer window in the expansion attic balances the gable on the other side. Inside, comfort is king, with large rooms, each bedroom with cross ventilation and spacious closets, and the little center hall allowing privacy and easy access to the bathroom. On the floor above there will be two large bedrooms, a dormer bathroom,

and best of all, another five closets for the future.

Downstairs, the living room is perfect for family evenings and guests feel right at home, too. But favorite room of all is the dining room, opening from living room and efficiency kitchen. Here, the corner windows keep the room bright all day, and curtained at night, this is the perfect setting for simple supper as well as formal dinner.

Square feet: 1,002

26



It has been said that a picture is worth a thousand words, and so, to supplement the rendering, here is an actual photograph of this house. The shrubs are in, and just beginning to spread their green fan below the windows, for delightful contrast with the white exterior. Notice how effectively the handsome doorway separates the field-stone and siding, thus making the house seem larger than it is.

There have been a few minor changes from the original plan. The chimney has been moved over to the living room side so that a corner fireplace could be added. Upstairs, this means the sacrifice of one window in the bedroom over the gable, but

this family felt that the fireplace was worth it. Of course, the other upstairs bedroom now has three windows, as can be seen in the photograph view. This little game of "put and take" can adapt almost any plan to your own requirements, often at only slight extra expense. But make sure the change is worth it for your family.

The little changes in the design of the gable over the living room window cost next to nothing, and yet serve to emphasize the smart, clean lines of the horizontal siding used in place of shingle as shown in the rendering. But none of these changes affected the dining room. It's still, the happiest room in the house.



This real life version of the house opposite looks almost identical with the rendering. Minor changes add a slight overhang to the living room window.



T-shaped Living-Dining Room

The entrance to this five-room house, up two steps to a tiny vestibule, is at the side of the front gable. The side doorway accents the overhang of the living room picture window, a practical solar feature.

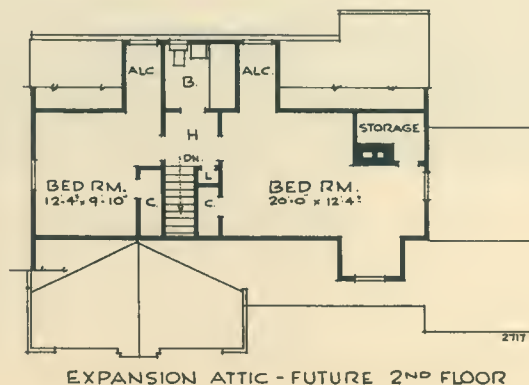
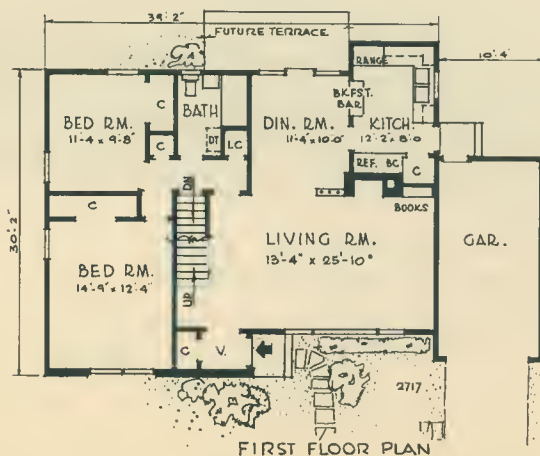
The first thing you see on entering, is the T-shaped pattern of the living-dining room, with a handsome fireplace, flanked by built-in bookcases on one side, and a floor-to-ceiling indoor trellis on the other. Between the dining room and kitchen

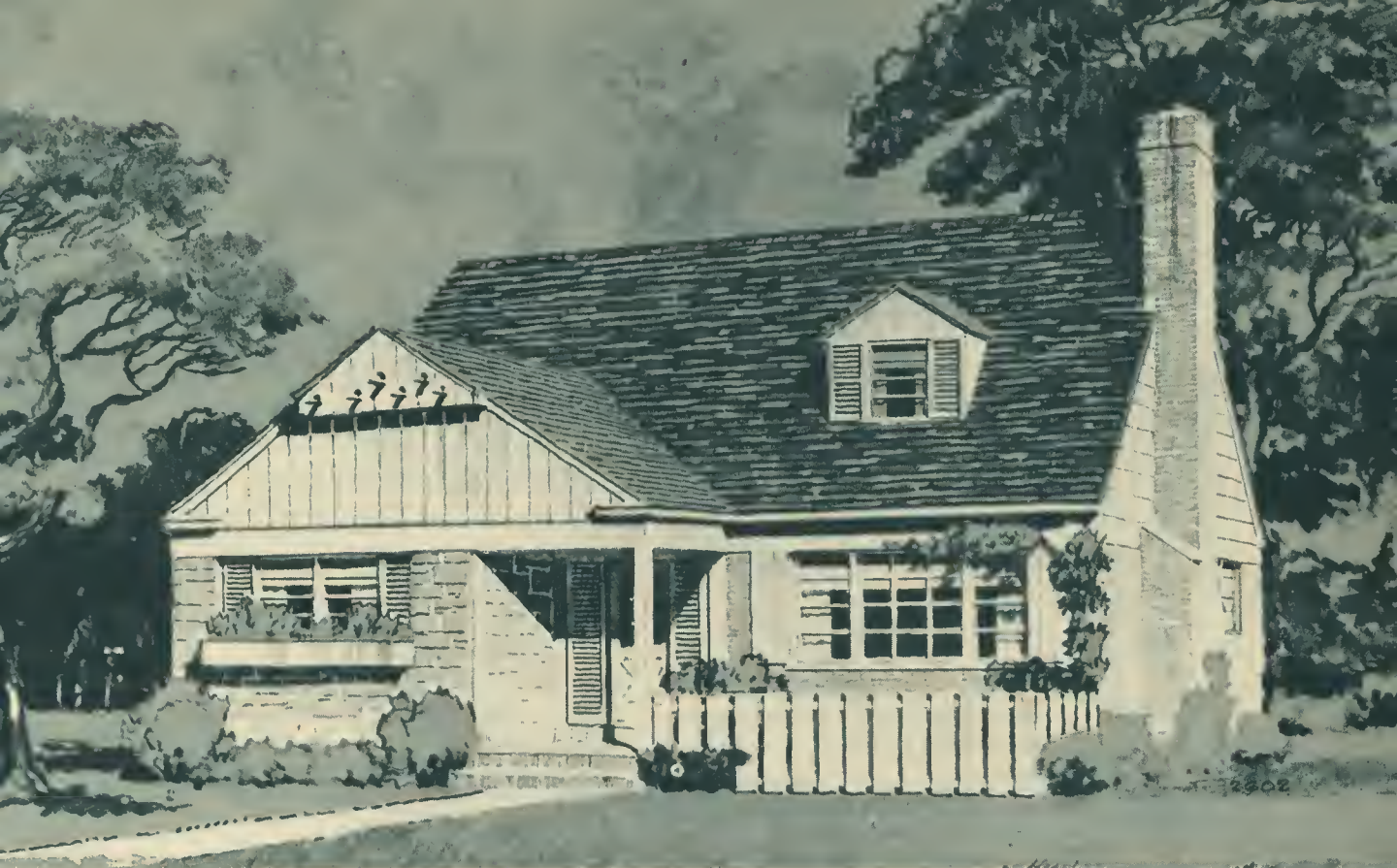
is a breakfast bar, with a step-saving pass through for serving and clearing in the dining room, as well as on the terrace-to-be.

The bathroom is extra sized, with space for a built-in dressing table. Huge closets in the first floor bedrooms, as well as those planned for the expansion attic, are a special feature of this livable, lovable house.

Square feet: 1,120 (excluding garage)

28





Picture Windows everywhere

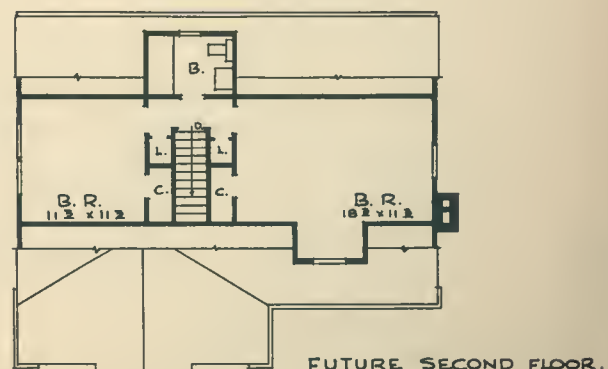
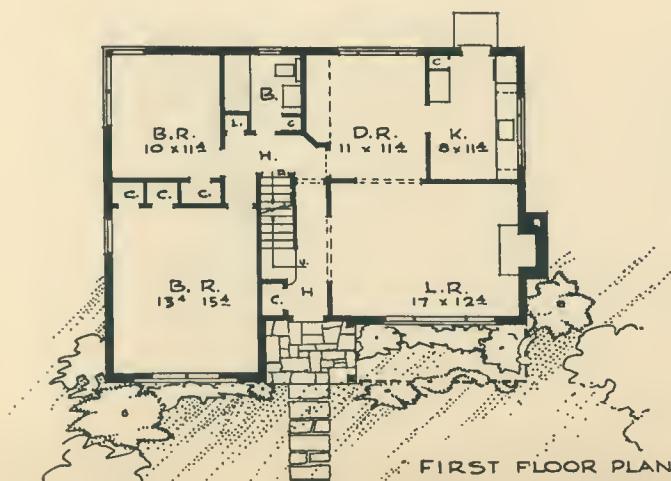
There's one in the living room, dining room, back bedroom, and even the kitchen; picture windows everywhere. It's no wonder that this neat little white house is so bright and sunny all day. A covered entrance-way at the shuttered front door spells welcome to family and guests alike, and window boxes and vines enhance this air.

Inside, there is a center hall which extends from the bedrooms to the dining room. The Dutch door of the kitchen affords cross ventilation when the

top part is open on sunny afternoons. An attractive fireplace is the focal point of the living room, and full curtains can be drawn at the entrance to the dining room, so that the table can be cleared out of view of guests. The back bedroom, with its wide corner windows, could also serve as a library, with a studio couch along one wall, and floor-to-ceiling bookshelves added.

Square feet: 1,071

29





Georgian Dignity and Charm

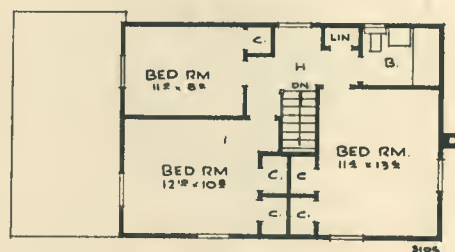
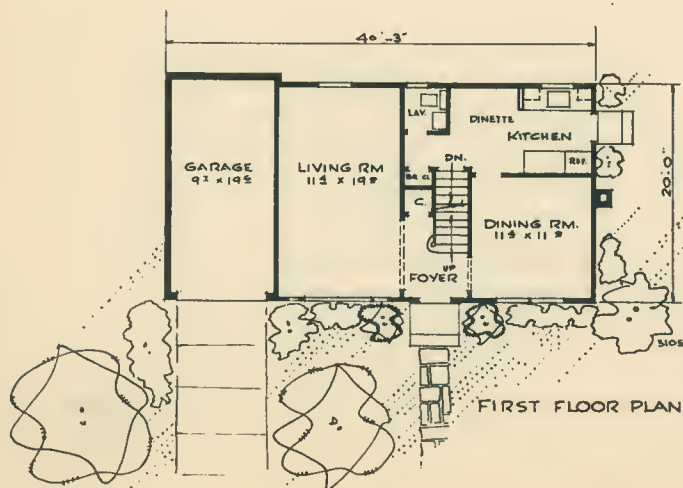
This trim exterior of stucco and clapboard, Georgian in adaptation, successfully masks the efficient and economical plan with an air of dignity and good living. Behind the graceful doorway there is a foyer and stair hall separating the living room from the dining room and kitchen. There is a lavatory on this floor for step saving. The efficiency kitchen is kept compact so that there can be a full sized dinette to the side of this area to supplement the formal dining room for children's supper

when the family has dinner guests some evening.

Upstairs there are three comfortable bedrooms and loads of closet space. The bathroom is above the kitchen, so that they can share a plumbing line for economy. There is a full view picture window in the living room, but all other windows in this bright house are in stock sizes for economy.

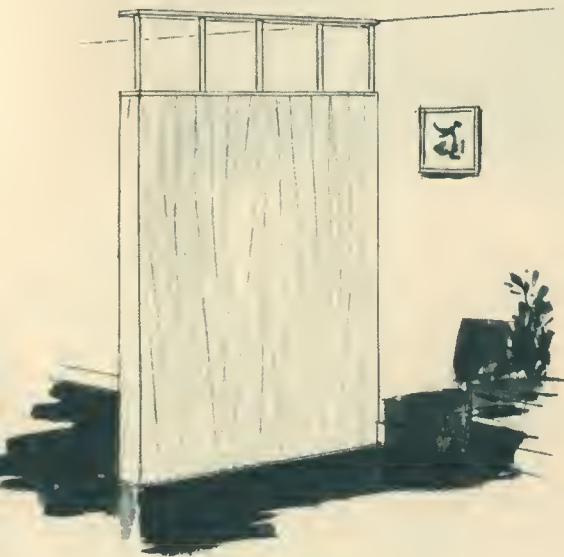
Square feet: 591 (1st floor excluding garage)
591 (2nd floor)

30



How to make a house your home

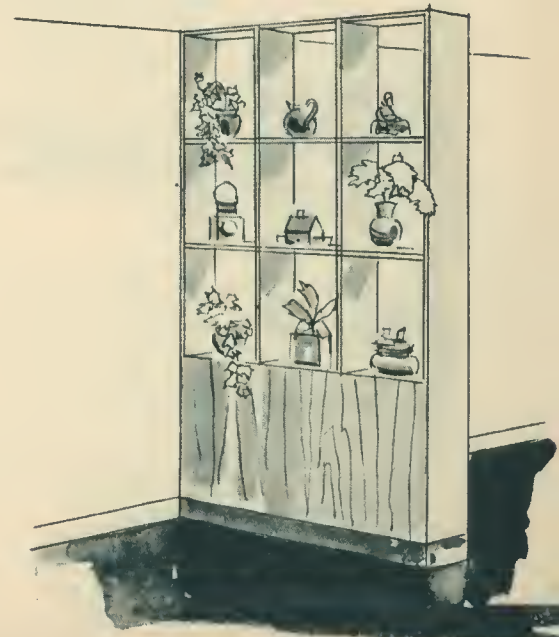
What makes the Browns' house so charming, when the Greens', just around the corner with the same number of rooms and the same kind of practical plan, seems so commonplace? Many a family about to build asks just this question of the architect. But, fortunately, the answer can be right in the plan itself; individual touches for charm and convenience that can be built into the house. The plans and renderings in this book incorporate many such ideas, some of which can be introduced into other plans. It is these unusual features that tend to make a house a home, the commonplace into the individual.



It's true, of course, that the hospitality and personality of a house begin at the front door. The old-fashioned stock door often seemed blank looking and badly proportioned. For today's house, take a flush, waterproof plywood exterior door, and apply moulding, in any one of a dozen ways, to make your own pattern. Such a "custom-designed" door is illustrated here. With panels painted in a contrasting shade, the effect can be stunning, and truly your own.



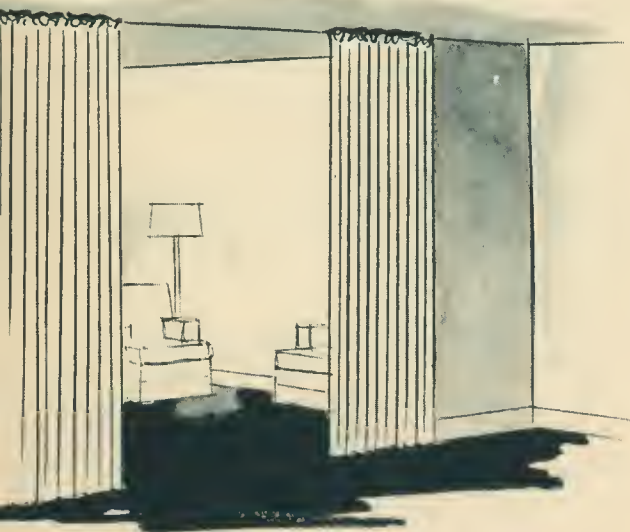
The entrance foyer is another "greeting" focal point. Due to budget restrictions, so many small homes cannot have a separate foyer, but see what can be done with a handsome separator partition screening the entrance from the living room. At best, a foyer or vestibule is small, so that precious inches can be added to the size of important rooms. The trick is to make these entrances look larger, either by the use of mirrors or by "borrowing" space from other areas. Here are three ways in which this latter illusion can be achieved. For complete privacy there is the plywood partition, higher than eye level, but open at the top to provide a feeling of roominess as well as air circula-





tion. Then, there is the checker-board lattice, its interstices filled with plants or your hobby collection, for partial protection from the front door, and with a greater feeling of space. The third sketch shows another, more formal, version of a handsome living room entryway.

Inside the living room, the architect today tries to give the feeling of openness that adds so much



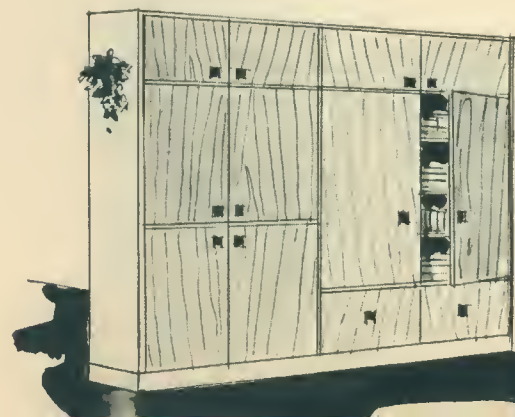
to modern living. The L-shaped living-dining room is one way of achieving this effect, where the vista lends additional space to both. But privacy is important, too, for setting the dining table or clearing it. Back in fashion is the draw curtain, in the same fabric as your window draperies, to be

pulled across the opening when needed, and drawn back to add to the decor of both rooms. Illustrated here is another idea, the foldaway partition in leatherette, so unobtrusive when pushed back on its track, yet decorative, and even semi-soundproof, so that your two rooms in one may be used separately when occasion demands.



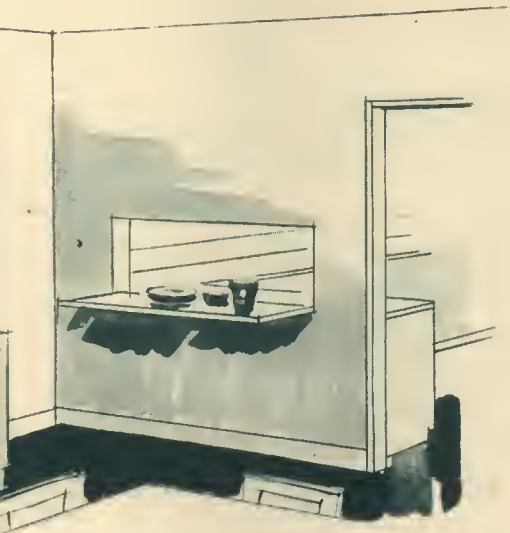
A new development is a door-wall on casters, shown here lined with books. In this way, used between living room and study, both rooms are made to seem part of each other. Such a door can even make possible the use of a den off the living room as a guest room, and your guest will love this colorful wall which insures his privacy.

And then there's the storage wall shown in a not quite floor to ceiling version. The open space above is optically important, allowing the area to remain unbroken, so that both "rooms" seem



larger. It is true that these storage walls may be expensive to buy later, but they are surprisingly economical if they are put in when your house is built. And sometimes, extra inches that might have to be used for a closet may be saved, for there is real storage space behind the handsome doors of deep cabinets. In your decorative scheme, make each side of your storage wall belong to the room it faces. For instance, toward the living room the rich wood grain, stained and waxed could show, and in the dining room, it could be painted to match your walls or draperies. Even the end wall of this practical divider can be used attractively, for a picture, greenery or pottery.

Off the dining room, and yet very much part of it, is the kitchen. Here, the newest trick is the pass-through, which can be opened to form a dining room server to connect with the kitchen counters. It can be used as a bar, instead of your fine buffet top. When closed, it is completely invisible except to the wise householder who planned it there.



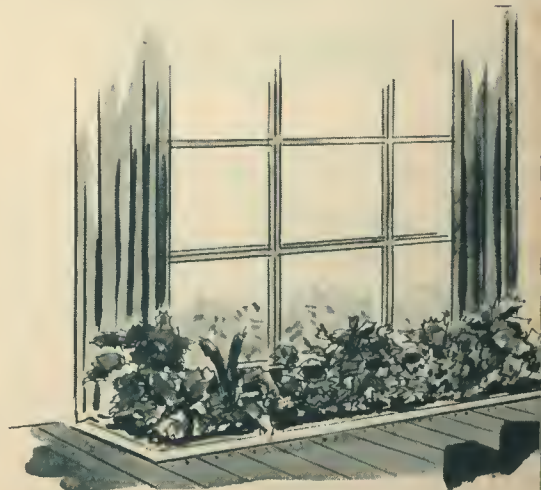
Individuality belongs in the kitchen, too. If space is at a premium, you might consider a built-in breakfast bar, instead of the more usual nook. The illustration shows one idea that is charmingly different, with not an inch of space wasted. The cleverly contrived stools slide in under the counter, to seat four at breakfast. Homework can be

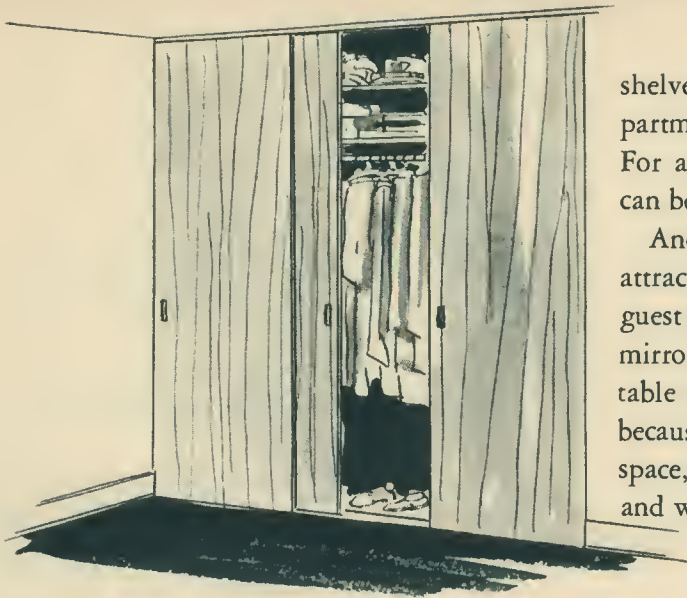
done here or mother's household bookkeeping, after the kitchen chores are done. The glassed, plate shelves are an attractive feature, offering storage without cutting off the light.



For the modern ideal of bringing the outdoors in, here is a conversation piece, indeed. At the foot of a picture window, build in your own sunken garden, to echo the green at the other side of the glass. This indoor garden can be changed with the seasons and can bring Nature's own colors into your living room to inspire you.

Notice how many of these individual touches can be inspired by your own hobbies. The little tricks your guests exclaim about may just be everyday helps for you. A sewing alcove in your bedroom need not take up too much space, and an ironing board can be built-in. Putaway space can actually double as display. In the den, a built-in shallow cabinet with sliding glass door can show, as well as store, your fishing rods. And, of course,





the convenience of built-in chests should not be overlooked. A penny spent for these during construction can save dollars that would be needed for additional furniture. It's your own house, you see, and everything in it is yours for good.

No matter how small your house or your family, closets will have an important role when you build. The typical bedroom closets shown here give you some idea of the wonders that can be worked with flush sliding doors that do not inter-



fere with the placement of furniture in the room. Three of the many possible treatments are illustrated. Floor-to-ceiling doors slide smoothly on their tracks to make every nook of a masculine closet easily accessible. Or, if you prefer, the

shelves above can be treated as a separate compartment with their own set of plywood doors. For a decorative feminine touch, the shelf above can be left open to act as a shadow box for plants.

And for sheer glamour, make your bathroom attractive enough to serve as a powder room or guest lavatory. Here in an angle of the bathroom, mirrored on three sides, is a combination dressing table and washbasin, utilitarian as well as smart, because there is a large storage cabinet below, and space, too, for the vanity bench. Glamour, indeed, and well within the reach of your budget.



In looking through the houses in this book, you will have noticed that many of the touches described here have been included right in the plans. There are many other building tricks that can help you make your house the most admired in the neighborhood. Good design inside and out, well seasoned with individuality and imagination will make whichever house you choose your own.





Ranch House scaled for Entertaining

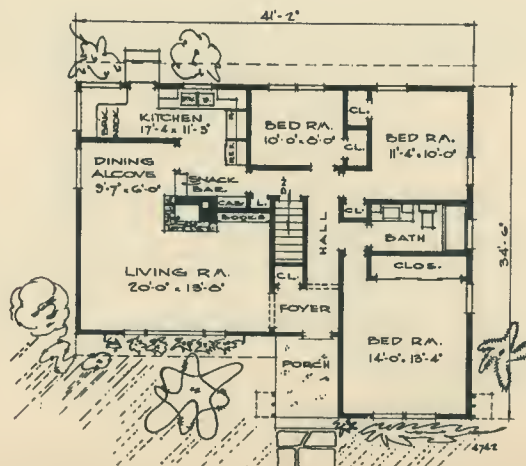
A Z-shaped kitchen around an L-shaped living-dining area: what better entertaining plan could you have in a six-room, one-story ranch house. There's an unusual, built-in breakfast alcove under the corner windows in the kitchen, and snack bar through to the dining alcove. Such gay evenings can be planned around the corner fireplace with flickering firelight for both living and dining areas, modern in idea, but traditional in its warmth and comfort. In the living room, floor-to-ceiling book

shelves are built-in next to the fireplace, opposite the wide windows.

There are three sleeping rooms, and the master bedroom has a closet wall with sliding doors—so space saving and efficient. The outside of the house has handsome details. Latticed buttresses give distinction to the front wing and entrance porch where window boxes and low planting also add their touch.

Square feet: 1,190

35





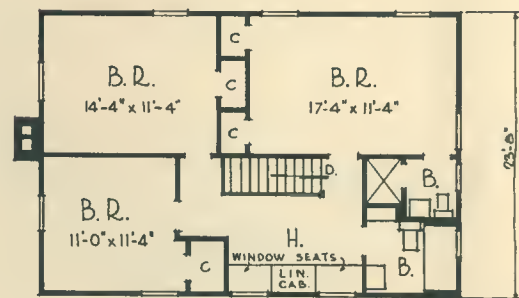
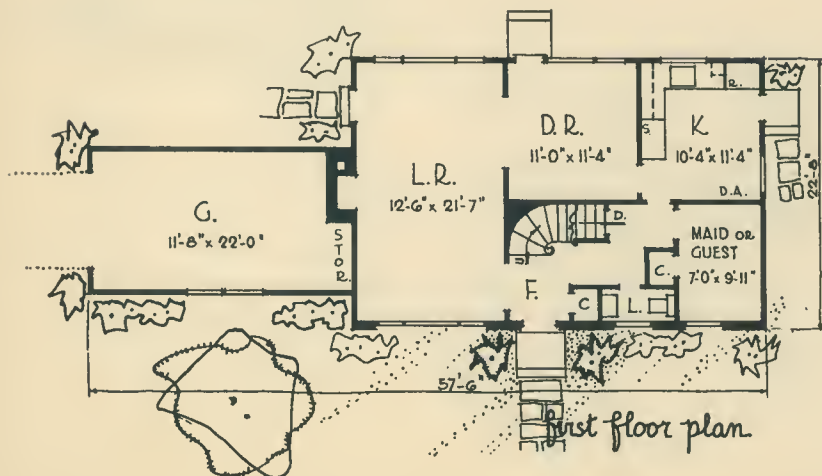
Two Stories with Storage Plus

With seven large closets and the storage space in the garage, this handsome two-story house in red brick and white siding, accents carefree, uncluttered living. A room, convenient to the kitchen and guest lavatory could be used for a maid or guest, or just to supplement the three large bedrooms and two baths on the second floor. The L-shaped living and dining areas look out to the rear for privacy, and the living room has a wall of windows to the front as well.

Three entrances, into living room, dining room and kitchen, relieve some of the traffic in the front hall. A fine, curving stairway leads up to the well-lighted hall above, with a linen cabinet and window seats to make upstairs chores easier. The roof overhang shelters the front windows below, and increases the size of the rooms above.

Square feet: 797 1st floor
833 2nd floor

36



See how different this house looks, built as it was on a narrower lot. Since there was no room for a driveway at the side, the garage doors face the street, and a breezeway and columned, sheltered porch were added. In every other particular, the house is the same, and it looks every bit as home-y in the new version as it did on the architect's drawing board.

The slope of the property toward the rear helps screen the service yard from the street. The porch

at the front, where lounging chairs look so well, will be even better protected from the street when the low planting achieves its full growth. This will be particularly pleasant for a southern climate. Whether your version utilizes white painted brick and siding as in the original rendering, or a combination of grey shingles, fieldstone and vertical siding as in the photograph below, you'll lose none of the graceful Colonial charm that is so much a part of this delightful house.



With a front porch and protected breezeway to a detached garage opening to the street, this house has a different kind of dignity. Yet its essential character remains unchanged.



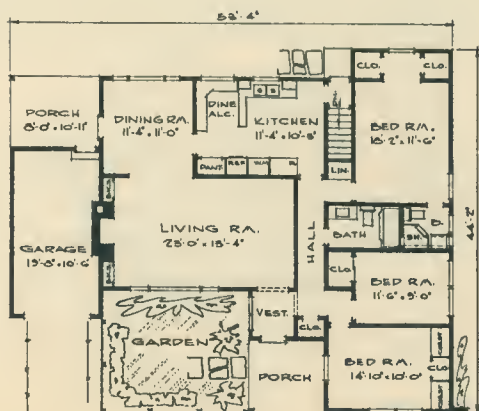
Ranch House for a farsighted Family

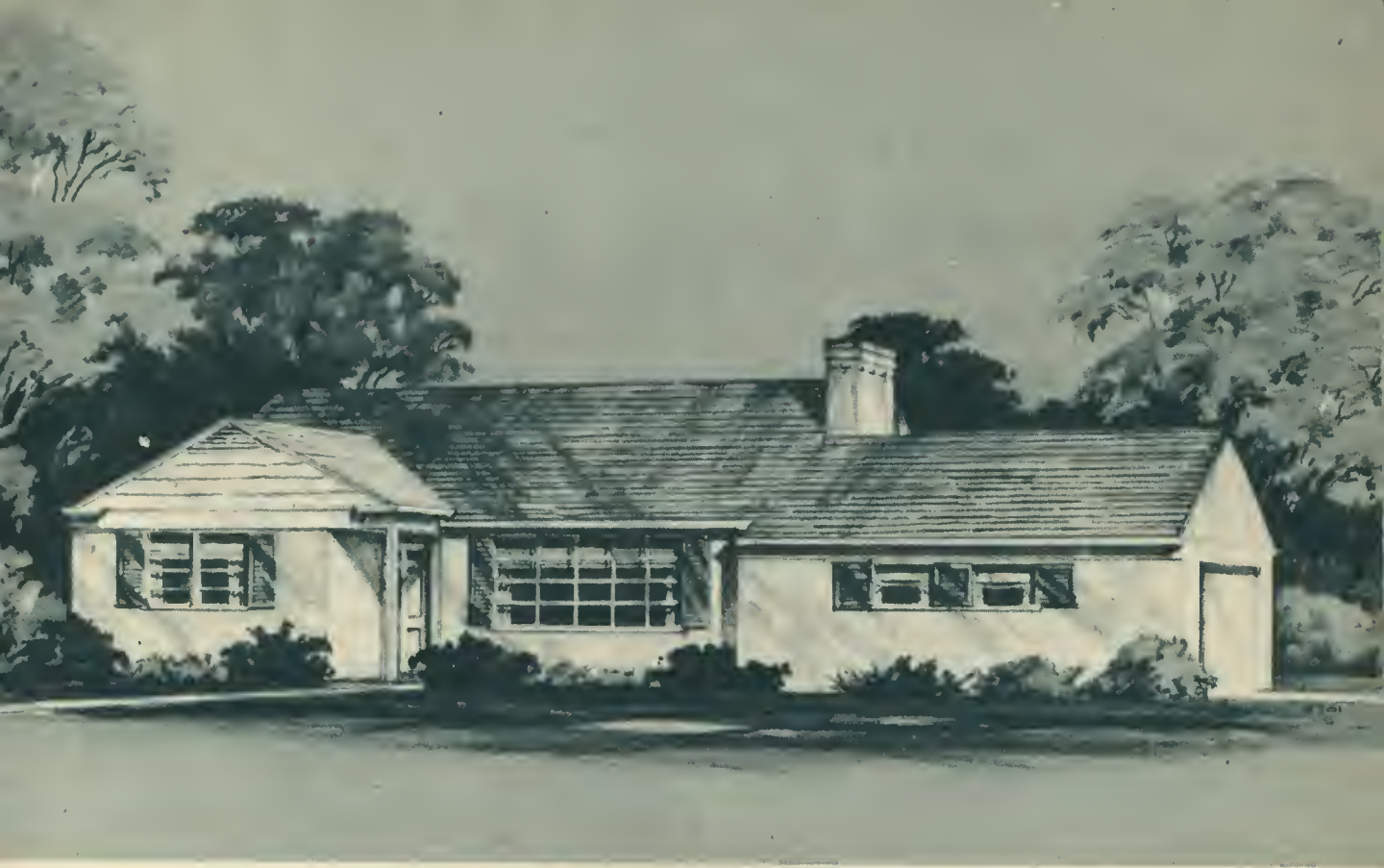
There are many "double" features in this comfortable, six-room ranch house, which spreads its charm over a garden plot. Just look at the two covered porches, one at the front, overlooking the front garden, and the other, off the dining room, shielded by the garage for outdoor entertaining in privacy. And then there are the back-to-back bathrooms, one for the master bedroom, and the other convenient to the center hall. There is not only a full dining room, with a window wall overlooking

the back garden, but even a comfortable dining alcove and a pantry closet in the large kitchen.

Built-in chests flank the closet in the front bedroom, and in the master bedroom, corner closets form a dressing table alcove under the window. The little bedroom-playroom will one day be a study for the older folks when the children are grown up, another look-ahead feature here.

Square feet: 1,428 (excluding garage and porch)





A Beauty of a Ranch House

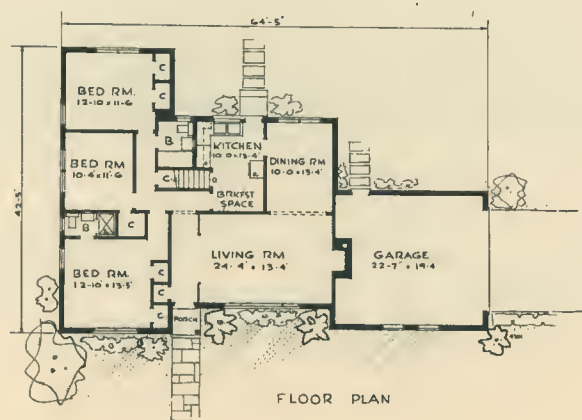
"There's a beauty of a ranch house," say passersby. And the family that owns it agree, from mother who delights in the step-saving plan, the big "home-y" kitchen, the real dining room, to little sister who has her own bedroom with big windows and a super closet. Father's tool kit is set up under the windows of the two-car garage, and teen-age sister can use her sitting-room bedroom for soda sessions when the folks have guests in the living room. Visitors are charmed by the wide win-

dow wall, here, and the handsome stone fireplace.

The master bedroom has its own bath with a stall shower, and two large closets. There are seven in all, including the coat closet. The front hall insures complete privacy for the living room, since it leads directly to bedroom hall and kitchen. Practicality goes hand in hand with charm in this white brick house.

Square feet: 1,429 (excluding garage)

39





Designed for gracious living

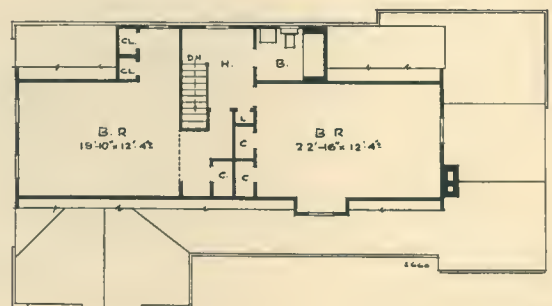
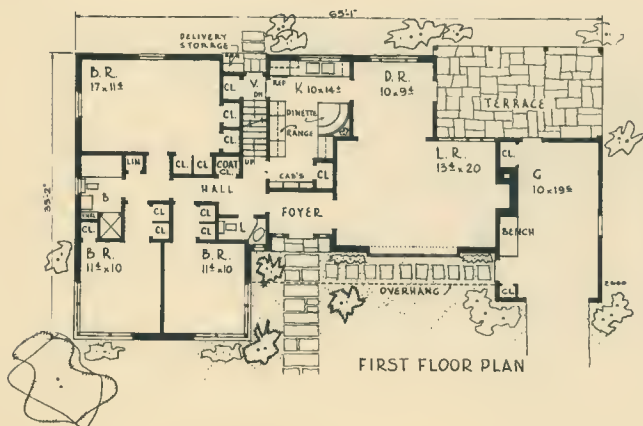
This spacious house has, believe-it-or-not, 15 closets, enough to please the most storage-hungry household. In the modern plan, the foyer separates the bedroom wing completely from the living areas of the house, affording total privacy for family entertaining. There is a foyer powder room, across from the coat closet, convenient to the stairs. The living room, large as it is, can be made one with the dining room, should occasion demand. Each of the three downstairs bedrooms has double

exposure, with fine corner windows in the front two. Upstairs, two especially large rooms can be added when needed.

Outside, white painted shingles combine well with fieldstone, and the dark green of the window boxes. The roof overhang from the garage to the front entrance is functional as well as gracious. It offers protection from the rain from garage to front door.

Square feet: 1,470 (excluding garage)

40



"This house is the one for me, but my plot slopes. Can I still build it?" The photograph below is the answer. The slope of the property made it possible to tuck the garage into the basement, with an entrance to the side, at that level. Thus the owner could add a library above it, next to the living room. Because the garage was set back, this room has a magnificent bow window at the fireplace end with a lovely view of velvet lawn and the noble tree.

The living room in the house as built has been

made larger by moving the front wall out to meet the overhang which was no longer necessary, since there is a basement entrance from the garage.

When the upstairs was finished, an extra dormer was added for additional light and airiness for the bedroom. The entrance-way, though it seems so different in the photograph, is actually very much the same, except for style. A curving walk and two informal lamp posts in the photograph are just the touches that symbolize this hospitable home, built from a gracious plan.



The sloping plot of this property-owner suggested a few changes in the plan. By placing the two car garage in the basement, there was space for a library-guest room off the living room.



Yesterday's House for Tomorrow

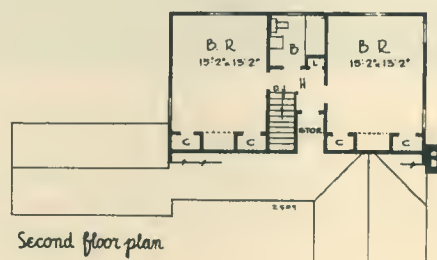
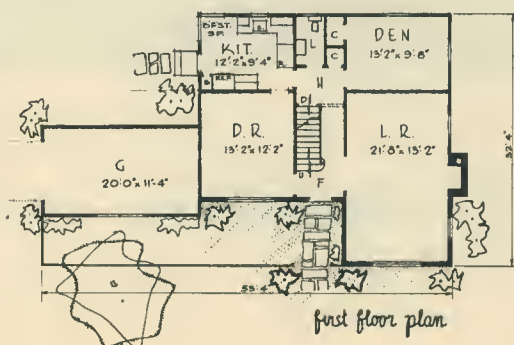
This is a tried and true house, one that has been tested by home-loving families over many years, and its six-room, two-story spaciousness is just as popular today. The lines are low, in keeping with the current ranch house trend. The hospitable foyer and center hall divide this house; the living room and den for study and play, and the dining room and kitchen for family and formal dining.

The den, at the rear of the house, is entered from the back hall. It has a closet and is conven-

ient to the lavatory, so that it can double as a third bedroom. Best of all, it's an extra room where the family can have their bridge game while the youngsters dance to the radio in the large living room. On the floor above, there are two good sized bedrooms with cross ventilation, each with double closets and built-in chests. And look at the storage under the eaves.

Square feet: 924 (excluding garage) 1st floor
594 2nd floor

42





Ranch House Versatility

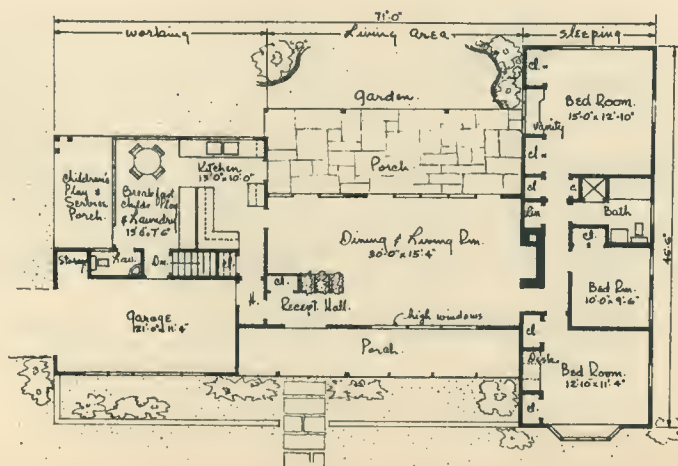
This is a real ranch house, adaptable for all sections of the country, and made interesting by the division of the plan into working, living and sleeping areas. The front entrance hall is shielded by a coat closet and banks of greenery from the dining end of this 30' living-dining room. A whole wall of windows opens out onto a terraced porch for summer entertaining.

The handsome brick fireplace dominates the living area, and opening at one side, is the bedroom

hall. The large bedrooms at front and rear feature built-in furniture, a desk and a vanity. There is also a smaller bedroom next to the bath, suitable for a nursery. The children have their playroom and porch next to the kitchen in the all-purpose room, where there is a "clean-up" lavatory

The hospitable porch in front, with its latticed trellis, adds an air of welcome to this house where work and play are so well combined.

Square feet: 1,547 (excluding garage)





Modern in the Traditional Manner

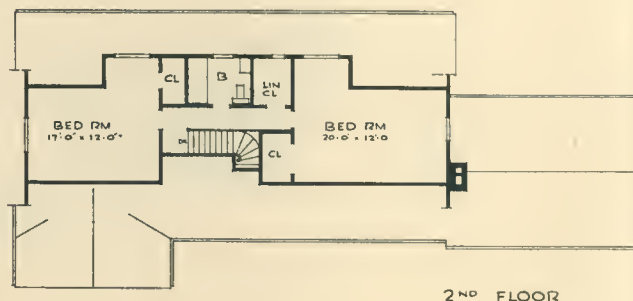
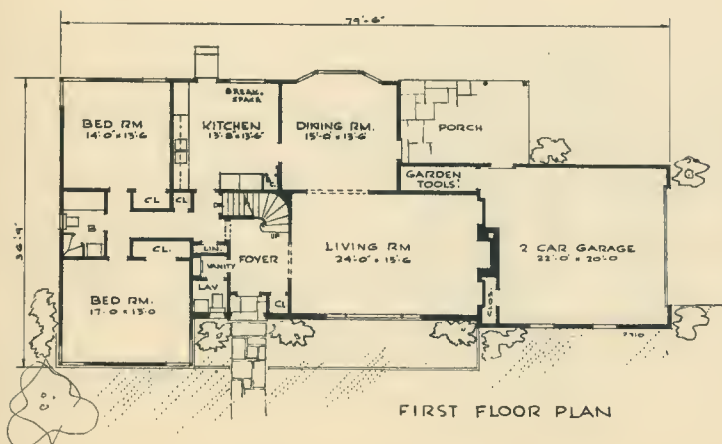
Here is a five-room house, one-and-a-half stories, with two future bedrooms and bath in the expansion attic. But this bare, factual statement can hardly describe the modern convenience here in this perfect, traditional setting. For instance, note the dining room, spacious with its old-fashioned bay window, but completely modern in its use of the window wall. The traditional porch becomes an awninged, outdoor dining terrace in today's living scheme. There's breakfast space in the wide,

comfortable kitchen, too, for all the family.

A convenient guest lavatory and vanity closet can double as a second washroom for the family, and there is a downstairs linen closet that will be supplemented by a linen "room" when the upstairs is finished. Storage space is at a maximum, large closets everywhere, including those in the two-car garage.

Square feet: 1,682
(excluding garage and porch)

44





California Colonial

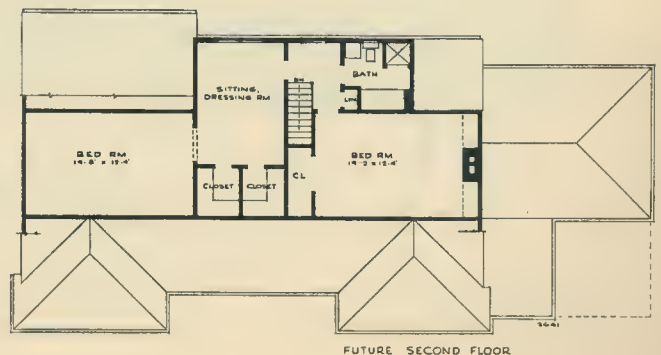
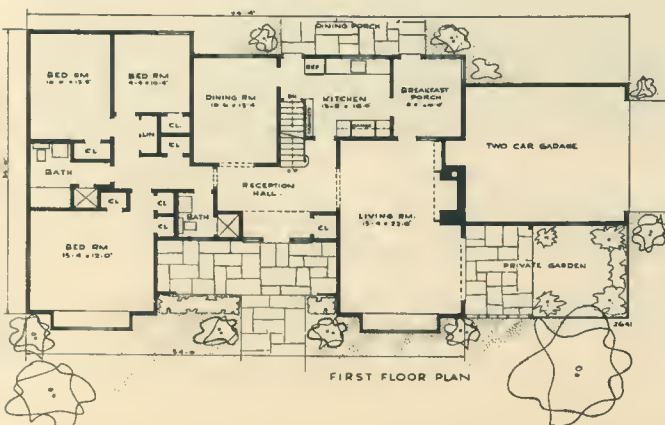
This house has many features that the average family has always dreamed about. There is a flagstone porch entrance at the front which leads to a wide, hospitable reception hall. The living room, with its huge panelled fireplace, is really part of an indoor-or-outdoor entertaining suite, opening, as it does, on the glassed-in breakfast porch at the rear, and the latticed garden in front, at the garage. The large kitchen has a prefabricated cabinet wall, with extra counter space, and is well shielded from

the service entrance by the stairway leading to the cellar. The sunny, formal dining room looks out on the rear gardens and dining porch.

In the bedroom wing, there are two baths, each of which is accessible to any of the three bedrooms, and the smaller bathroom can double as a guest lavatory. There will be two bedrooms upstairs, one with a sitting room attached.

Square feet: 1,688
(excluding garage, garden and porch)

45





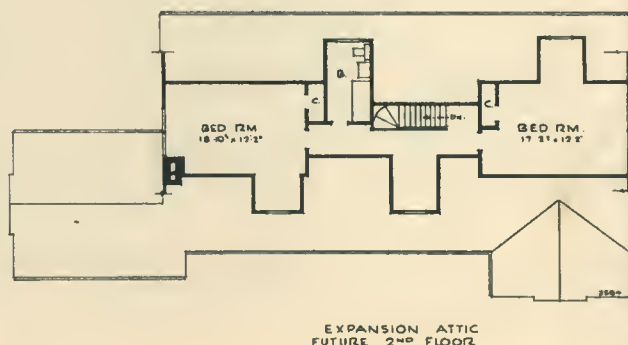
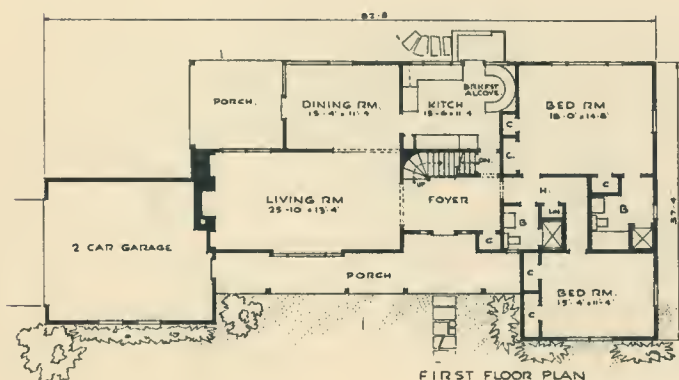
Ranch House-Dream House

Although a corner plot used to be considered a disadvantage, if that is your problem, here is the perfect house to solve it. It can easily be seen from the rendering that the driveway, to the left, could extend straight out from the garage door to the side street. But wherever you put it, this ranch house will be an attractive addition to any neighborhood, with its white siding exterior and neat, fenced-in look. The porch in front seems made for rocking chairs and gliders at twilight.

Inside, there is a spacious foyer, an extra large living room, and a super dining room which opens onto a covered porch. The two downstairs bedrooms have their own baths, closet space galore, and fine ventilation with two exposures. This is an informal home for comfortable and informal living, adaptable by its expandable character to the needs of a growing family.

Square feet: 1,584
(excluding garage and porch)

46



In the modern mood, here is one version of this dream of a ranch house, this time in stained cypress siding and fieldstone accented by white trim and slate roof. The differences are slight between this photograph and the one shown on the inside front cover, although the latter house may seem closer to the rendering. It all depends on what kind of an exterior you want, because the plan has not been changed at all.

The photograph below proves how perfectly this

plan can fit a corner plot. Here the slope of the property made an underground garage possible, with an extra room above it which can serve as a study or even an office for the owner. There is interior access to the garage from the basement, a convenience in wet weather.

One of the marks of a good plan is that it can, like the one on these pages, be changed to meet the requirements of its owners and still retain its essential character.



Handsome, isn't it,—the house opposite,—in this version built of cypress siding, stained California-style. Yet it loses none of its original intimacy or charm.



Picket Fence, Flowers and Sunshine

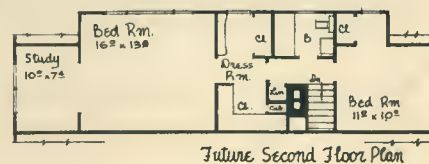
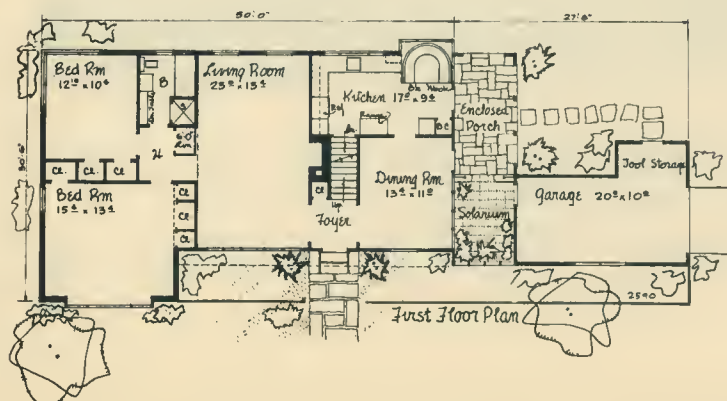
Here is the perfect house for a family whose hobby is gardening. Sunlight and outdoors are welcomed in here, for note the wide window expanses in every room, the glassed-in breakfast nook in the kitchen, and opening from it, the enclosed porch and solarium. This hobby room has a glass roof, and is a greenhouse in miniature. Garden tool storage is provided in the garage, and flower boxes, too, under the garage windows.

The rooms are all large, and the foyer and bed-

room hall insure privacy for all areas. Nine closets, with a six-foot high linen closet, and a built-in dressing table in the bathroom, keep clutter under control. Great things are planned for the expansion attic: a master bedroom, complete with study and dressing room, another bathroom, and a smaller bedroom, L-shaped for charm, looking out over the sunny garden.

Square feet: 1,312 (excl. garage and porch)

48





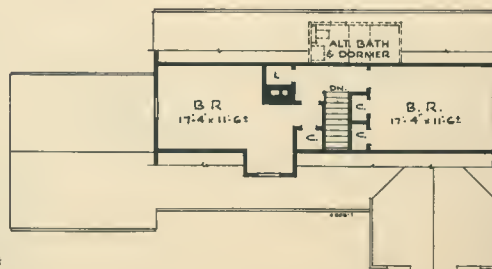
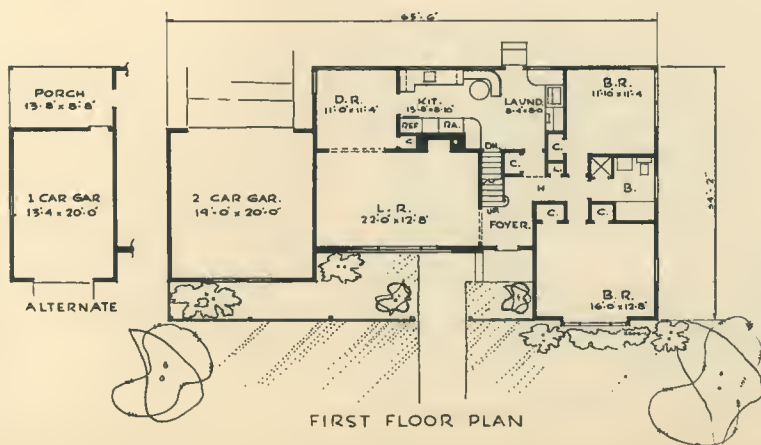
Chock Full of Charm

This interesting plan offers you the choice of a one car garage, with the drive leading from the front, or a two-car garage, as pictured, with the drive at the rear. Here, the garage, with its shuttered windows looking out on the front garden, adds the effect of another wing to this rambling house of stone and shingle. Should the one car garage plan be used, there could be a porch at the rear, opening from the dining room, for informal summer entertaining.

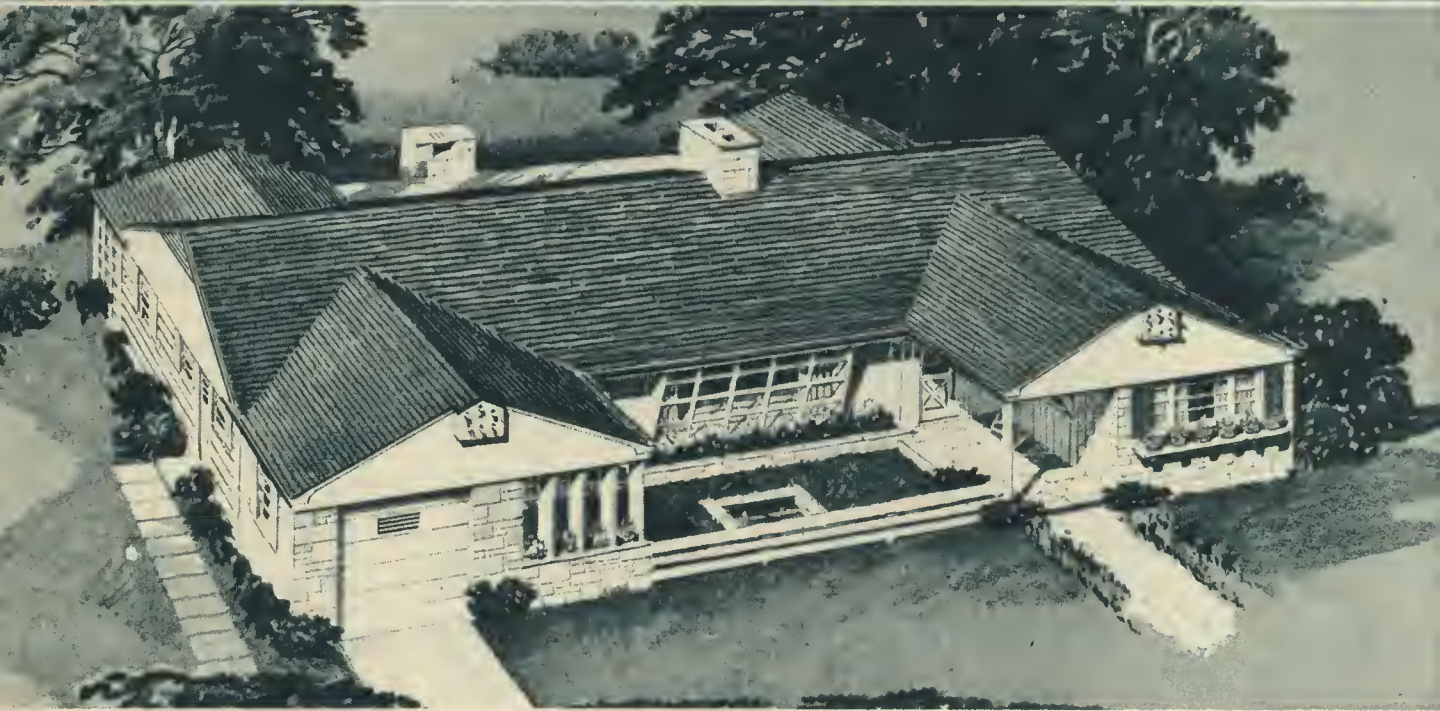
The foyer entrance and bedroom hall make the sleeping quarters completely private, and the wide living-dining areas can be used for entertaining without disturbing the other members of the family. The super kitchen with a built-in breakfast corner, can well afford the space set aside for the laundry room. Wide window areas brighten all the rooms, and the sunny kitchen is the heart of this house.

Square feet: 1,315 (excluding garage)

49



FOR INCOMES ABOVE \$10,000



Indoor-Outdoor Garden

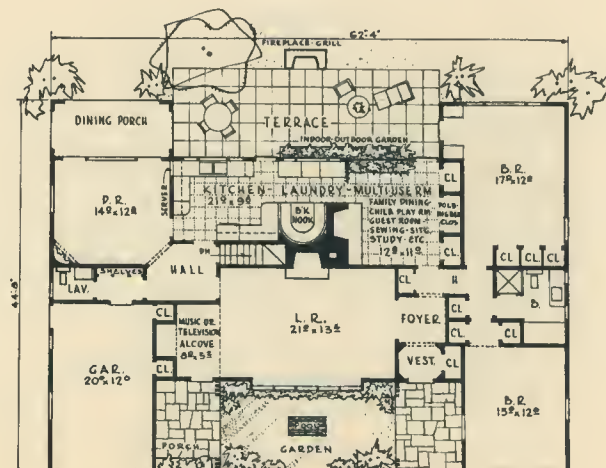
One of the most unusual features of this breathtaking ranch house is its 40' rear terrace sheltered by the bedroom and dining wings. There's a fireplace grill and plenty of room for outdoor entertaining. The garden doesn't stop here, but goes on into the house, seeming to grow right through the glass wall that separates the multi-use room from the terrace, and drawing both into one. The living room is the heart of the house, with a large television alcove which opens out to the covered front

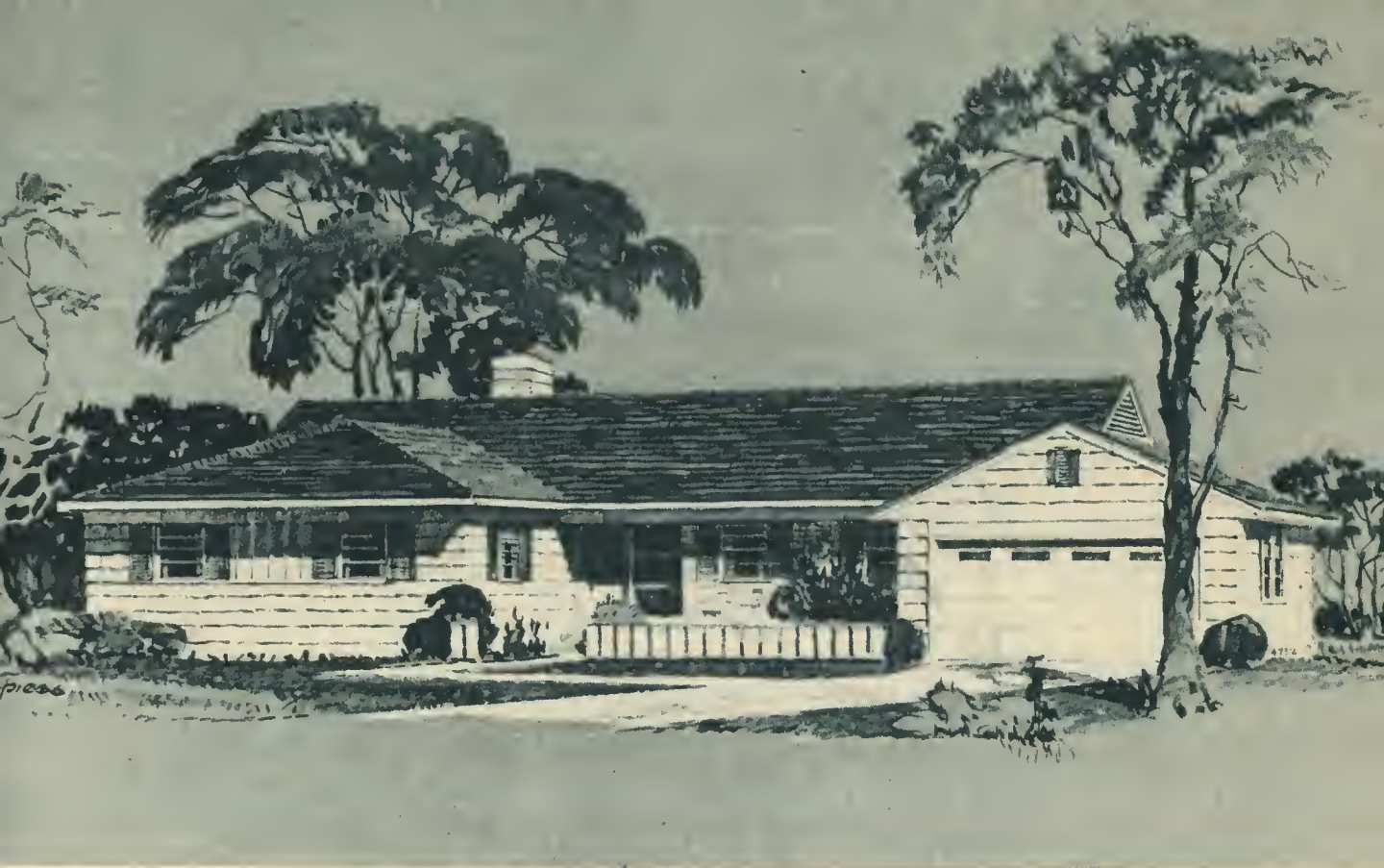
porch. And note the double fireplace, facing both living room and multi-use room.

The garage opens into the service hall where there is a convenient lavatory and a shelved storage alcove. The dining room has a built-in corner cabinet and a pass-through to the kitchen for serving and clearing. There are two bedrooms here, but the multi-use room, with folding bed closet, could provide a third.

Square feet: 1,819 (excl. garage and porches)

50





A Pool and a Terrace for Comfort

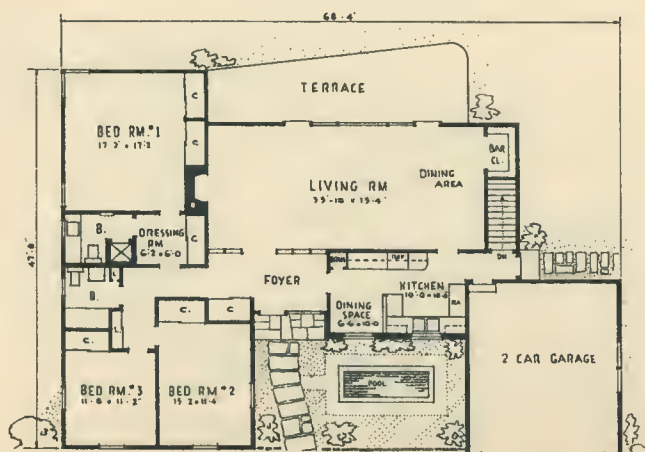
This is a refreshing house and one that combines good taste and good living for a family of five. It's just made for a family that loves to entertain. French doors and picture windows make the terrace part of the 33' living room, and for complete hospitality, there is a bar closet just where it should be. At the foyer entrance to the living room there is an unusual arrangement of latticed grill-work—a screen and yet an invitation. Aside from

the dining area in the living room, where there is a refectory table, better than adequate dining space is provided in the kitchen.

All the family will welcome the walk-in closets with sliding doors. The master suite is a luxury note with its own dressing room and bath. And the sheltered garden at the front, with its lily pond, will be the scene of many happy hours.

Square feet: 1,889 (excluding garage)

51





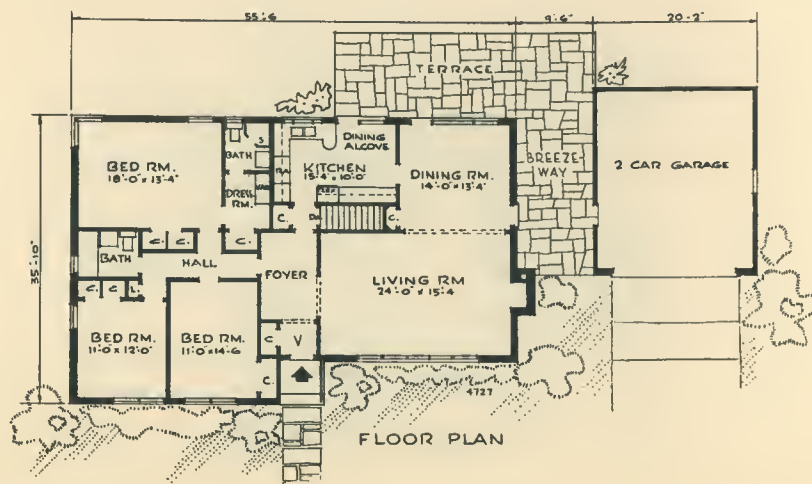
Lamplight at your Doorway

Here is a three-bedroom ranch house, with everything planned for the comfort of its owners. The master bedroom, to the rear for quiet and privacy, has its own bath and dressing room, with built-in vanity. The two bedrooms at the front share a bath, and there is ample closet space here, as well as throughout the rest of the house—ten in all, including the coat closet in the vestibule, and the built-in china cabinet in the dining room.

The kitchen and living-dining ell are adjacent

to the terrace and breezeway for outdoor living, and the dining alcove in the kitchen is the family favorite for breakfasts. It's a hospitable house, with its low, sleek lines dictated by the one-story plan. Little touches, like the wide stone chimney which breaks the roof line, the cupola over the garage and the wrought iron lamp at the doorway, make this house a real delight.

Square feet: 1,830
(excluding breezeway and garage)



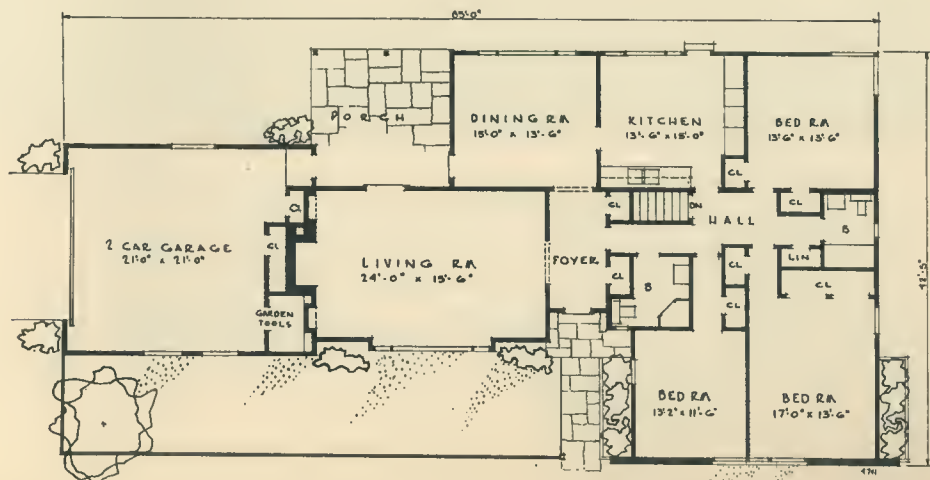


Low, Wide and Handsome

Really the handsomest feature of this low, rambling ranch house, is its wide thermopane picture window, insulated for all-weather comfort, looking out on the attractive railed-in front garden. Inside, the living room is thoroughly charming with its fieldstone fireplace, flanked by floor-to-ceiling bookcases. The kitchen is spacious and airy, and, in the modern manner, has a picture window for the view to the rear. The porch services both living and dining rooms for outdoor entertaining.

In the bedroom hall, convenient to the kitchen, is the stairway to the cellar where a game room and laundry equipment can be located. The clerestory windows with boxes of geraniums below at the garage, enhance the exterior of this house, and permit a flood of light into the work area. The pierced stone corners at the bedroom wing are touches which make for individuality.

Square feet: 1,854
(excluding garage and porch)



• FIRST FLOOR PLAN •



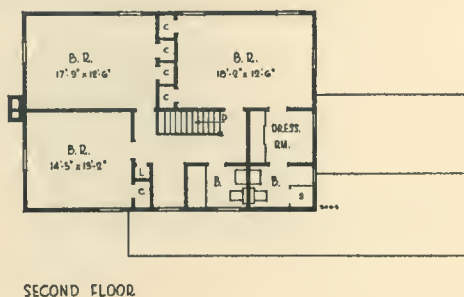
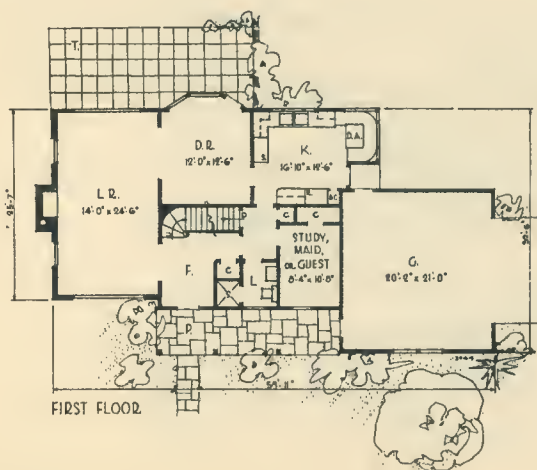
Two-Story Colonial for Moderns

There is a ranch house look to this neat Colonial home, in spite of its full, two-story construction. This is a friendly house, both outside and in. Off the foyer is a well-proportioned living room, with exposures on three sides. The dining room has a windowed bay, with a door leading out to an inviting terrace. Across the hall, there is a room which can fit your requirements with ease. It can double as a study-guest room, or can be a maid's room if one is required.

Upstairs, two bedrooms share a full bath, and the master bedroom has a dressing room and bath, with shower, adjoining. There are plenty of spacious closets wherever they are needed. The cupola and dovecote on the two-car garage somehow symbolize the early American charm of this house.

Square feet: 1,064 (1st floor excluding garage
and porch)
1,052 (2nd floor)

54



Could this lovely, old-fashioned Colonial house retain its charm with the "new look". Compare the photograph below with the original rendering and you'll see that this can be done, and very successfully, too. Small changes they are, though they might seem large to the uninitiated. A hip roof instead of the original peak for both house and garage gives a sleek, modern profile to the exterior.

On the second floor, you'll notice that there are five windows, instead of three as in the rendering, and the extra white shutters against the stained

shingle add an additional "something" to the exterior. This was achieved by putting a third window in the corner bedroom and another in the master bathroom.

Because the luxuriant planting is low, the owners wanted more privacy for their front porch, and the wide lattice which achieves this is decorative, too, with potted plants hung here and there from the interstices. If it's a more formal house you want, note how easily this has been obtained with just a few simple changes.



At first glance, one wouldn't recognize these two houses for the same. Yet the plans are identical, and only the exterior has been adapted in such a way that it could better fit into the prevailing style of neighboring homes. Exterior changes are often simpler than first apparent.



Double Feature Living

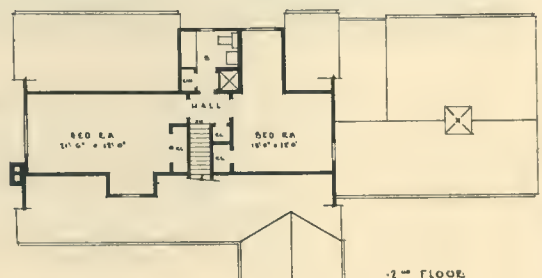
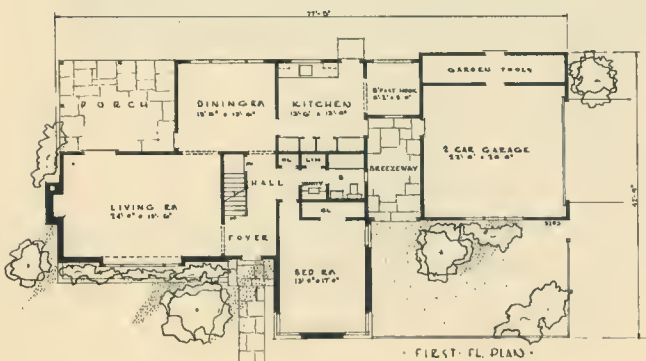
With a bedroom that can double as a study, a porch that becomes an outdoor dining room, and a breakfast nook that can be sewing room, play-room or work center, this two-story house really can be called a "double feature". The entrance door is sheltered by the overhang of the roof, and just inside is a spacious foyer with direct access to the dining room and living room, as well as to the vanity alcove next to the bathroom.

The bedroom-study on the first floor is a most

interesting room, with three exposures through its two corner windows, as well as a window to the side. This room allows the family, young and old, to have separate areas for entertaining. Upstairs, there are two very large bedrooms and a bath with shower. This is a home truly to be loved.

Square feet: 1,420 (1st floor excluding garage and porches)
664 (2nd floor)

56





Ranch House Privacy

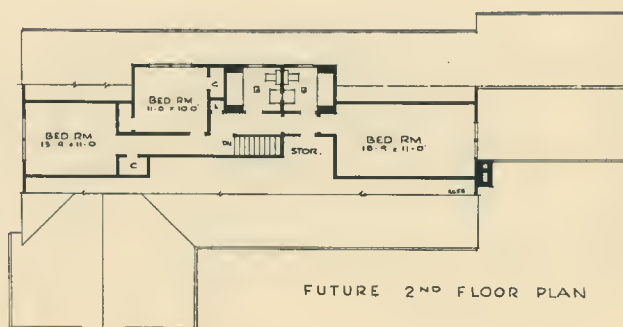
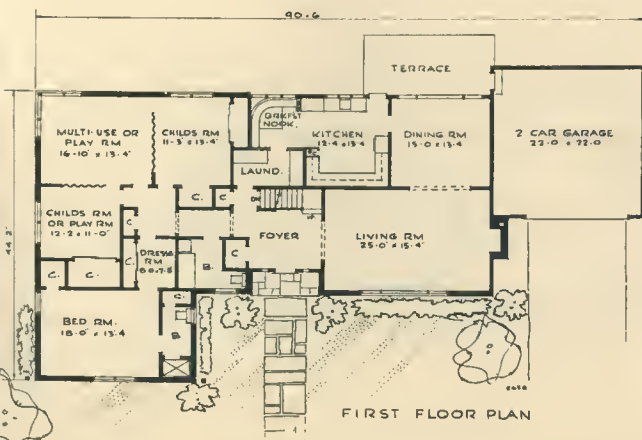
One whole corner of this charming ranch house has been set aside as a "suite" for the youngsters. The multi-use room, separated by foldaway doors, can be used as an extra bedroom, a study, and a place for junior entertaining, thus keeping the living-dining area free for grown-ups. Where the children are very young, this room can be used by the nurse, or baby sitter. All important rooms can be reached from the foyer: the master bedroom is shielded by its own dressing room, and the kitchen

by the complete laundry. A terrace off the dining room is convenient for outdoor suppers, since it can also be reached easily from the kitchen.

The expansion attic will someday have three additional bedrooms and two baths. All the rooms are unusually large, and storage facilities, both present and planned, are breathtaking. Here is a large house for a luxury-loving family.

Square feet: 2,388 (excluding garage)

57





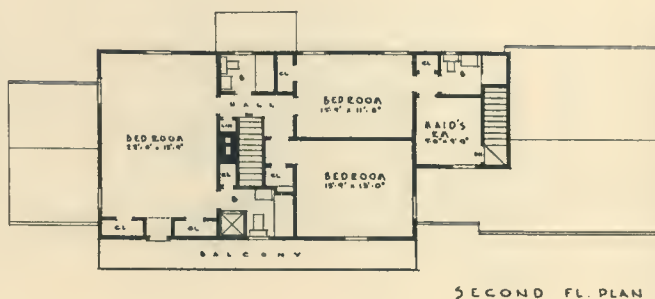
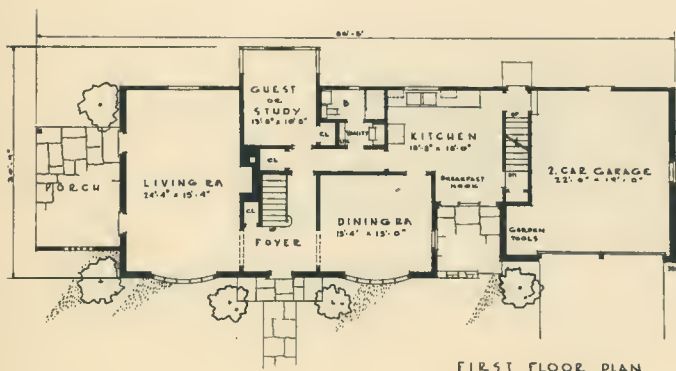
A bit of Old New Orleans

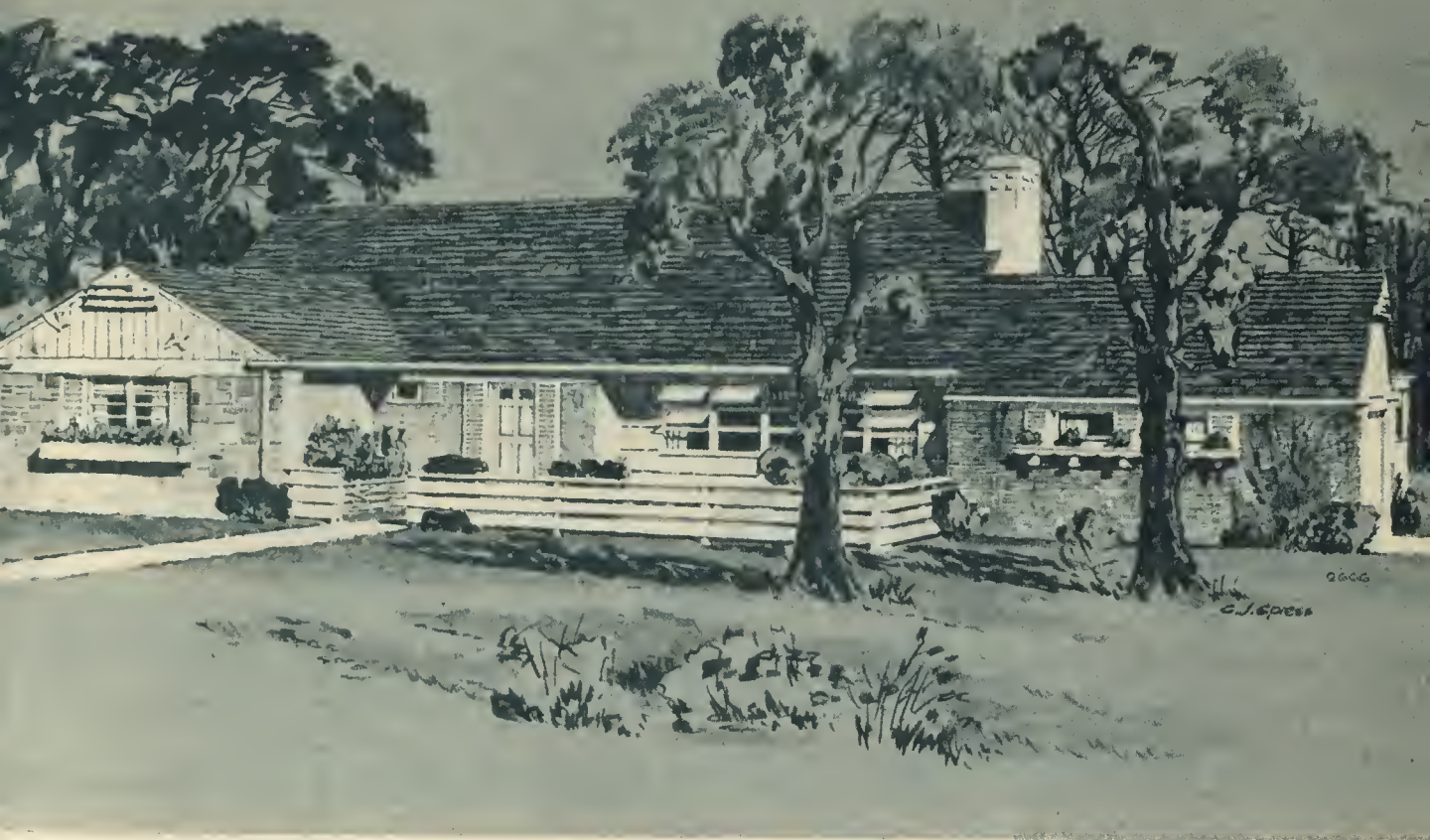
Reminiscent of the quaint, balconied facades so delightful in New Orleans, this handsome 8-room house spreads wide welcoming arms to the street. A generous foyer and graceful stairway separate the spacious living room and dining room, each with a handsome bow window overlooking the garden. In the ell of the large kitchen, there is a breakfast nook opening out to a stone terrace for festive brunches, where privacy is assured by the tool wing of the 2-car garage.

There are four bedrooms upstairs, including a master bedroom of magnificent proportions, with its private bathroom and walk-in closets. This room opens out to the balcony. The guest room-study, off the downstairs foyer, is hospitably complete with closet and adjoining bath. The maid's room and bath are at the head of the service stairs.

Square feet: 1,346 (excluding garage and porch) 1st floor
1,269 2nd floor

58





Ranch House de luxe

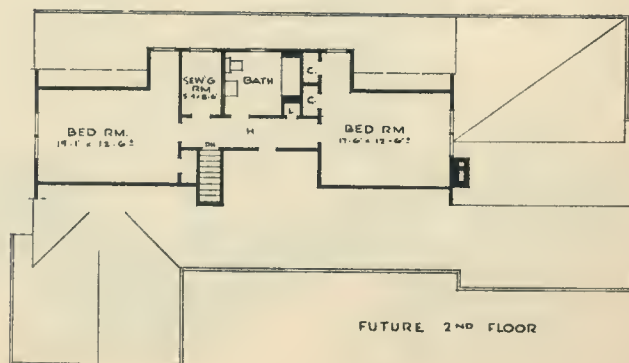
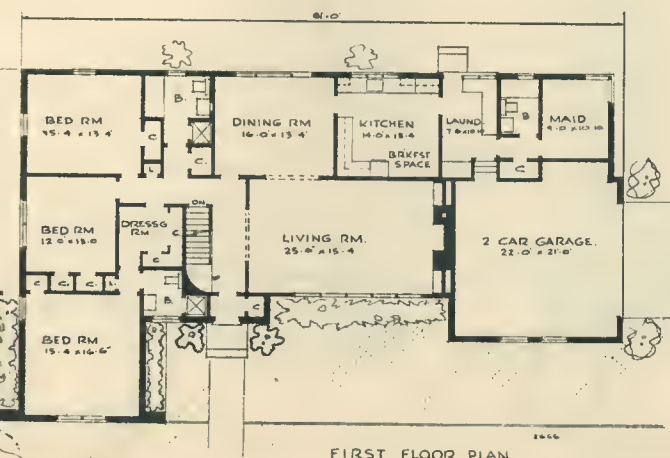
This rambling (81' long) ranch house is literally built around the living room, where the focal point is the handsome fireplace, flanked by floor-to-ceiling bookcases. It's a well proportioned room and has a window wall looking out on the front garden. Tilt-top windows make this luxury feature both economical and practical. The three bedrooms on the first floor are off the hall, completely separated from the work and play areas of the rest of the house. Up the stairway, on the future sec-

ond floor, there will be two large bedrooms and bath, and a tiny sewing room for Mother's privacy.

The service areas of the house are better than average in size, with a separate laundry, leading out to a drying yard, and accessible from the garage. The maid's room (corner windows!) has its private bath and a large closet. And to delight the hospitable hostess, the dining room is "banquet-sized", formal yet friendly.

Square feet: 2,683 (excluding garage)

59





Traditional Outside – Modern Inside

The low, ranch lines of this house and the warmth of its exterior in fieldstone, cypress, shingle and glass would make it a welcome member of any neighborhood community. But there has been no compromise with modern planning and convenience inside.

Let's go in the "back door" first, so convenient

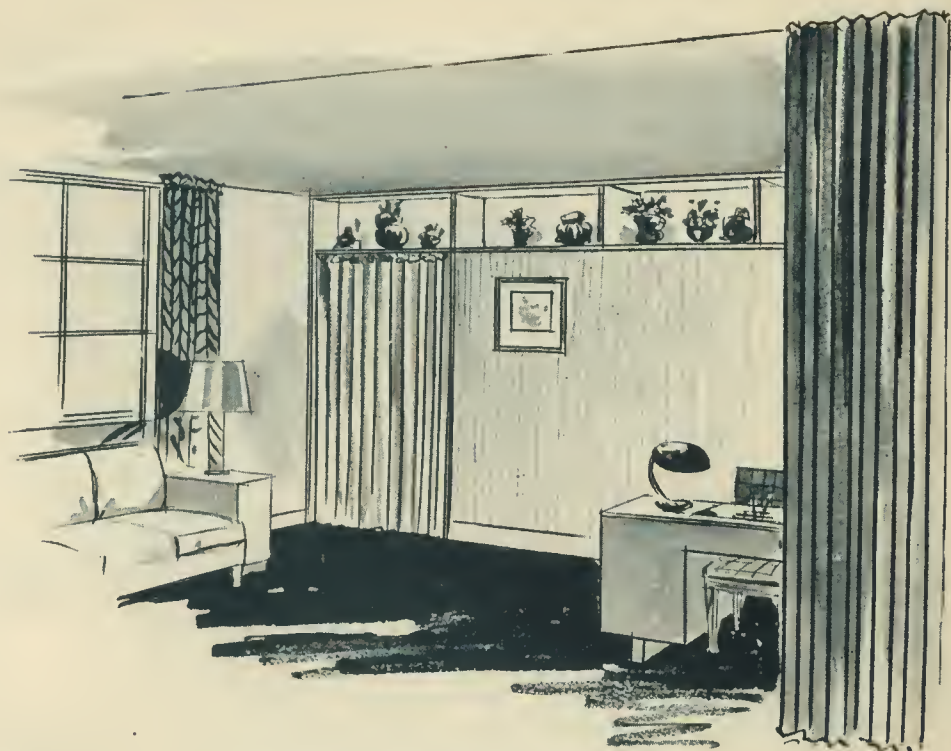
to the two-car garage, and adjacent to the play area so that the children can come right in without going through the living room. The kitchen-laundry area is compactness itself, and bright with windows over the sink-counter work space. Here, too, off the kitchen, is the ultra-modern heating unit which makes a basement quite unnecessary.

60



Alternate eating area at the sunny, sloping window in the bay formed by the lattice wall. At night the corner draperies can be drawn.

Multi-use area showing built-in television screen. Note the fold-away door used to close off this room from the living room. The closet fold-away is shown closed.



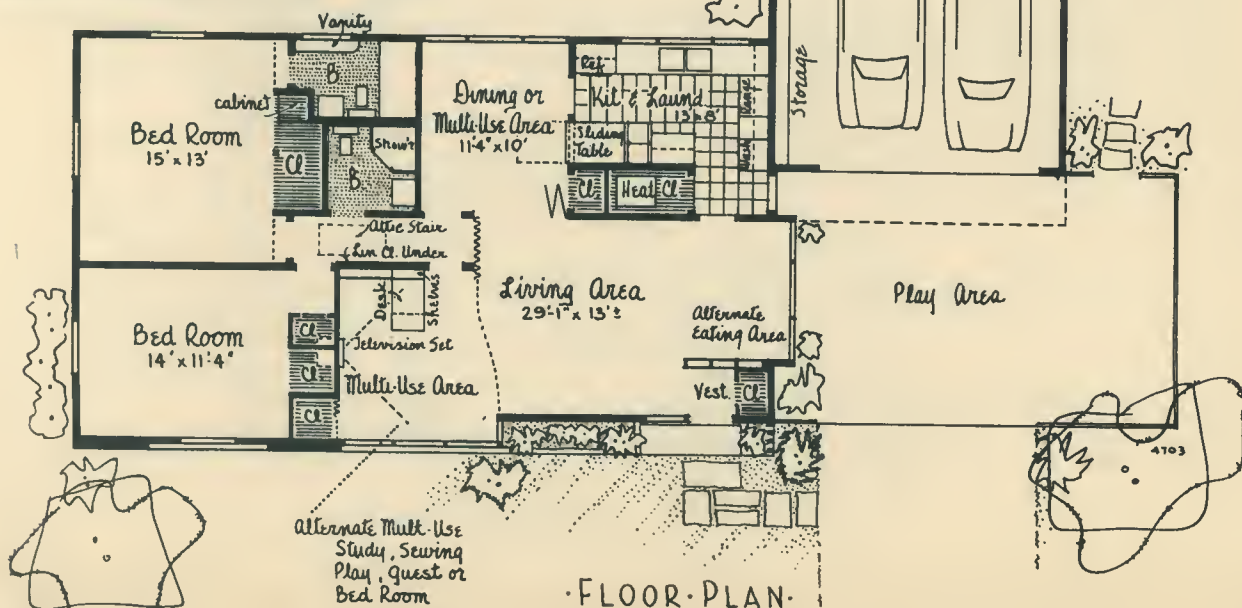
There are two large bedrooms, one with a private bath with built-in vanity, and each with cross ventilation. A second bathroom with a stall shower, is convenient for use as a guest lavatory. This truly modern plan has foreseen the need for an emergency bedroom. In fact, there are two. The dining area or multi-use room, each with a closet, could easily be converted to serve as permanent bedroom or temporary guest room. If it's the dining room that does this double duty, alternate eating space is provided in the living room, at the windowed bay overlooking the play area.

The second sketch shows the built-in television set at the far wall. To the right in this sketch, is the modern desk, partly concealed by the foldaway door. When extended, this makes a semi-sound-tight partition, a boon whether the room is used for "Howdy-Doody" or an overnight guest.

Square feet: 1,273 (excluding garage)

61

The sketch opposite shows the front door and vestibule formed by the latticed plant wall which shields the sloping bay window area.



·FLOOR·PLAN·



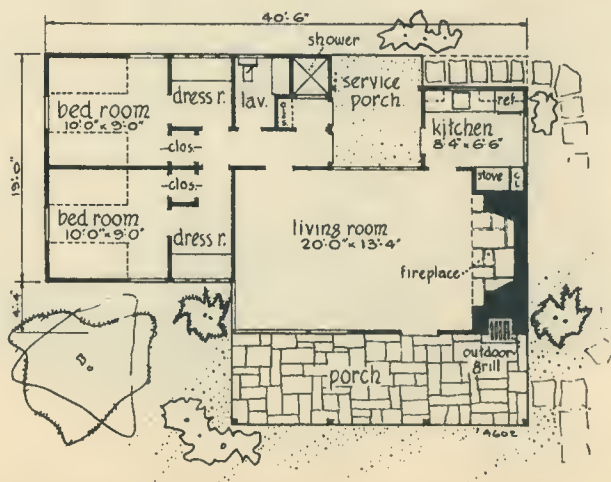
Year 'round Vacation House

Deep in the Minnesota woods, fronting on a broad, blue lake, is this practical, two-bedroom cottage, the ideal vacation spot, all year 'round. In the living room, a huge, Dutch fireplace covers one entire wall, and, at the other side, wide, louvered, corner windows overlook the porch and the lake. Just outside the front door, the fireplace wall is pierced to form a barbecue grill for outdoor picnics on the porch.

As a help in keeping this lake house sand- and

mud-free, a service porch opens directly on the shower room and also on the back bedroom hall. There's a way into the efficiency kitchen, too, from this porch. Each bedroom, large enough for two beds, has its own dressing room and unusual "through" closets. The low, clean lines of this house, where work and play are one, should appeal to everyone, for this is the perfect vacation house for gay times from Minnesota to Georgia.

Square feet: 837 (including porch)



Buy your own blueprints and save hundreds of dollars!

You'll get

FOUNDATION PLAN:

Sizes and accurately dimensioned locations of wall and footings, engineered girders, columns, floor beams with spacing, windows, furnace, flues, tubs, etc.

1st FLOOR PLAN:

Carefully dimensioned layout of partitions, windows, doors, girders, 2nd floor ceiling beams, stairs and general information covering window and door sizes, stair headroom, risers, etc.

2nd FLOOR PLAN:

(Future 2nd floor layout on 1½ story houses) (omitted on 1 story houses). Same dimensioning and overall information as on 1st floor plans.

FRONT, LEFT, REAR and RIGHT ELEVATIONS:

Material information, floor to ceiling and window heights, flashing, louvres and other necessary notations.

MISCELLANEOUS DRAWINGS:

Sections through house showing rafters, sills, box frame, sizes and general construction details of house. Plumbing section showing drainage and vent system, sizes of pipe.

SPECIFICATIONS

(Description of Materials):

Standard F.H.A. form describing items such as concrete mix, types and grades of lumber, finishes and special items.

For any of these designs you choose for your new home—we supply detailed, individual sets of working drawing-blueprints and a description of materials. Here is everything that you need in blueprint form to show your builder (or architect) as a guide to give you the home you have always wanted. These working drawing-blueprints will enable any experienced contractor to build your *dream house* directly from the detailed scale plans.

Now,—You Can Get Complete Working Drawing-Blueprints and Specifications (Descriptions of Materials).

All plans and elevations are drawn to ¼" scale based upon the requirements of the Federal Housing Administration. Just a glance at the box on this page will show you many of the technical points that are covered in the plans in easy-to-understand language. These blueprints are direct to you from an outstanding, well known architect—saving you hundreds of dollars because his costs of preparing the precise drawings are distributed over many orders.

Send for Your Plans TODAY!

Just fill in the coupon and mail with \$20.00 (check or money order) for an individual set of working drawing-blueprints (F.H.A. Descriptions of Materials). Additional sets (when ordered with the initial set) are \$5.00 each. In most cases 4 sets are the minimum number required for the use of the general contractor, sub-contractors, bank appraisals, mortgage commitments and contract signature. Order NOW from Herman H. York, 90-04 161st Street, Jamaica 2, L. I., N. Y.

HERMAN H. YORK
90-04 161st Street, Jamaica 2, L. I., N. Y.

Please send me sets of Working Drawing Blueprints and Specifications (Description of Materials) in *Houses and Plans 1950*,

page

☐ Check or Money Order enclosed ☐ Send C.O.D.

Mail Coupon Now!

I enclose \$.....
(\$20 for initial set and \$5 for each additional set.)

Name.....

Address.....

City & Zone..... State.....

See reverse of this page
for information on how to receive
your blueprints
for any home in this book.

HOW-HOW
50c★ *for Home Planners*
 BOOKS

Your New Home, 1950



Your New Home: the 1950 edition by *John S. Burrows, Jr., A.I.A.*, just off the press and now available. 55 new houses and ranch homes — never published before. All

popular styles. Homes for every budget; television rooms; how to save in buying and building. Archway Press, Inc., 41 West 47th Street, New York 19, N. Y. **50¢**

Your New Home, 1946



Your New Home: a few copies of the 1946 edition by *Kenneth W. Dalzell, A.I.A.*, are still available from the publishers. 55 up-to-date, practical houses in plans,

views and descriptions, for all budgets, all tastes. Archway Press, Inc., 41 W. 47 St., New York 19, N. Y. **50¢**
(All other editions out of print.)

Houses & Plans

by Herman H. York, R. A.



One story... Ranch house versatility: 7 rooms on one floor for work and play.



One-and-a-half stories... pretty planning: Four rooms now, with two to come. A home for a small family with great expectations.



Two stories... colonial for moderns: A gracefully traditional house with a ranch house profile, combining dignity and easy living.



...and for vacations—Year 'round vacation house: Four rooms, Dutch fireplace, porch, barbecue, just perfect for a mountain, lake or country setting.

55 budget-easy houses for family living in every corner of the country. Prize winners all, by one of America's foremost specialists in small home design. Plans, renderings, actual photographs, etc., 50¢